

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 1

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

1		2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)		Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref. #						
1	7020 WILLIAMS RD, CONCORD, OH	\$235,890.00	\$0.00		\$0.00	FA
Asset Notes: Sale Order Dkt. 709; Report of Sale Dkt. 741.						
2	IROQUOIS AV (11B041E000070), PAINESVILLE TOWNSHIP, OH	\$1,320.00	\$0.00	OA	\$0.00	FA
3	TREMAINE DR (29B010C000010), WICKLIFFE, OH	\$800.00	\$0.00	OA	\$0.00	FA
4	E 360 ST, WILLOUGHBY, OH	\$820.00	\$0.00	OA	\$0.00	FA
5	KEEWAYDIN DR (34A017B000290), WILLOUGHBY, OH	\$520.00	\$0.00	OA	\$0.00	FA
6	7265 MARKELL RD, WAITE HILL, OH	\$1,723,370.00	\$0.00	OA	\$0.00	FA
7	434 WATER ST, CHARDON, OH	\$100,000.00	\$0.00	OA	\$0.00	FA
8	GIRDLED RD (08A0010000490), CONCORD TOWNSHIP, OH	\$73,070.00	\$100,000.00		\$100,000.00	FA
Asset Notes: Sale Order Dkt. 768; Report of Sale Dkt. 823.						
9	11714 GIRDLED RD, CONCORD TOWNSHIP, OH	\$33,540.00	\$40,700.00		\$40,700.00	FA
Asset Notes: Sale Order Dkt. 920; Sale pending.						
10	7792 RAVENNA RD, CONCORD TOWNSHIP OH 44077	\$114,260.00	\$125,000.00		\$125,000.00	FA
Asset Notes: Sale Order Dkt. 861; Report of Sale Dkt. 885.						
11	7800 RAVENNA RD, CONCORD TOWNSHIP, OH	\$137,930.00	\$0.00	OA	\$0.00	FA
12	VOID	\$0.00	\$0.00		\$0.00	FA
Asset Notes: DUPLICATE OF ASSET 1						
13	11579 GIRDLED RD, CONCORD TOWNSHIP, OH	\$204,140.00	\$16,849.20		\$16,849.20	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale Dkt. 1014						
14	RAVENNA RD (08A0130000540), CONCORD TOWNSHIP, OH	\$66,750.00	\$20,700.00		\$20,700.00	FA
15	CONCORD HAMB DEN RD (08A0140000120), CONCORD TOWNSHIP, OH*	\$65,560.00	\$0.00		\$0.00	FA
Asset Notes: *Equity for this Asset included in Asset No. 16 Sale Order Dkt. 920; Sale subject to appeal in GD3 Ventures I, LLC v. Coniglio, Case No. 20-8029 (BAP 6th Cir). See Report of Sale Doc. No. 1131.						

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§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

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Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA = § 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
16 CONCORD HAMB DEN RD (08A0140000390), CONCORD TOWNSHIP, OH*	\$181,370.00	\$285,900.00		\$285,900.00	FA
Asset Notes: *This Asset includes equity in Asset No. 15 Sale Order Dkt. 920; Sale subject to appeal in GD3 Ventures I, LLC v. Coniglio, Case No. 20-8029 (BAP 6th Cir). See Report of Sale Doc. No. 1131.					
17 7741 AUBURN RD, PAINESVILLE, OH	\$89,480.00	\$0.00	OA	\$0.00	FA
18 LAKE SHORE BV (34A017A000030), EASTLAKE, OH	\$55,280.00	\$0.00	OA	\$0.00	FA
Asset Notes: Ordered Abandoned Doc. No. 787					
19 WILLIAMS ST (13A0020000200), GRAND RIVER, OH	\$3,940.00	\$0.00	OA	\$0.00	FA
20 CARTER RD (07A0270000090), LEROY TOWNSHIP, OH	\$395,880.00	\$2,726,900.00		\$2,726,900.00	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale Dkt. 1016 (Sale proceeds include equity for Assets 20, 21, 22, 23, 26, 27, and 28).					
21 5848 VROOMAN RD (07A0340000160), LEROY TOWNSHIP, OH	\$630,520.00	\$0.00		\$0.00	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale Dkt. 1016 (Sale proceeds include equity for Assets 20, 21, 22, 23, 26, 27, and 28).					
22 CARTER RD (07A0350000030), LEROY TOWNSHIP, OH	\$78,900.00	\$0.00		\$0.00	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale Dkt. 1016 (Sale proceeds include equity for Assets 20, 21, 22, 23, 26, 27, and 28).					
23 VROOMAN RD (07A0350000050), LEROY TOWNSHIP, OH	\$50,470.00	\$0.00		\$0.00	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale Dkt. 1016 (Sale proceeds include equity for Assets 20, 21, 22, 23, 26, 27, and 28).					
24 VROOMAN RD (07A0420000230), LEROY TOWNSHIP, OH	\$49,200.00	\$0.00		\$0.00	FA
Asset Notes: *Equity included in Asset #25 (per Court Order). Sale Order Dkt. 923; Report of Sale Dkt. 932.					
25 5660 VROOMAN RD, LEROY TOWNSHIP, OH	\$205,230.00	\$260,000.00		\$260,000.00	FA
Asset Notes: *Includes Equity from Asset #24 (per Court Order). Sale Order Dkt. 923; Report of Sale Dkt. 932.					
26 CARTER RD (08A0090000030), LEROY TOWNSHIP OH	\$119,020.00	\$0.00		\$0.00	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale Dkt. 1016 (Sale proceeds include equity for Assets 20, 21, 22, 23, 26, 27, and 28).					

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Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
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27 CARTER RD (08A0090000040), LEROY TOWNSHIP, OH	\$120,330.00	\$0.00		\$0.00	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale Dkt. 1016 (Sale proceeds include equity for Assets 20, 21, 22, 23, 26, 27, and 28).					
28 CARTER RD (08A0090000050), LEROY TOWNSHIP, OH	\$137,840.00	\$0.00		\$0.00	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale Dkt. 1016 (Sale proceeds include equity for Assets 20, 21, 22, 23, 26, 27, and 28).					
29 NORWOOD DR (01B094B000070), MADISON, OH	\$2,720.00	\$0.00	OA	\$0.00	FA
30 NORWOOD DR (01B094B000080), MADISON, OH	\$2,720.00	\$0.00	OA	\$0.00	FA
31 NORWOOD DR (01B094B000090), MADISON, OH	\$2,720.00	\$0.00	OA	\$0.00	FA
32 NORWOOD DR (01B094B000100), MADISON, OH	\$2,720.00	\$0.00	OA	\$0.00	FA
33 N RIDGE RD (01B108B000010), MADISON, OH	\$31,200.00	\$0.00	OA	\$0.00	FA
34 RIVER S ST (02A0020000030), MADISON, OH	\$260.00	\$0.00	OA	\$0.00	FA
35 7209 MENTOR AVE, MENTOR, OH (16B028000200)	\$96,270.00	\$0.00	OA	\$0.00	FA
36 MENTOR AVE (16B031B000270), MENTOR, OH	\$2,720.00	\$0.00	OA	\$0.00	FA
37 MENTOR AVE (16B031B000280), MENTOR, OH	\$19,030.00	\$0.00	OA	\$0.00	FA
38 MENTOR AVE/PLAZA BLVD. (16B031B000310), MENTOR, OH	\$30,380.00	\$0.00	OA	\$0.00	FA
39 7482 CENTER ST (UNIT 5), MENTOR OH	\$150,000.00	\$1,800.00	OA	\$1,800.00	FA
40 7472 PRESLEY AV (UNIT F1), MENTOR, OH	\$150,000.00	\$0.00	OA	\$0.00	FA
41 7474 PRESLEY AV (UNIT F2), MENTOR, OH	\$150,000.00	\$2,000.00	OA	\$2,000.00	FA
42 7000 FRACCI CT (AKA 7001 CENTER), MENTOR OH 44060	\$900,000.00	\$0.00		\$0.00	FA
Asset Notes: Property sold pursuant to order [Doc. 88]; estate holding funds in escrow pending ultimate resolution of interests in the same. Proceeds at asset 160.					
43 OLD HEISLEY RD (16B054A000010), MENTOR, OH*	\$16,970.00	\$0.00		\$0.00	FA
Asset Notes: *Equity in this Asset included in Asset No. 44					

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Trustee Name: Kari B. Coniglio
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44 6930 OLD HEISLEY RD, MENTOR, OH*	\$33,250.00	\$8,200.00		\$8,200.00	FA
Asset Notes: *This Asset includes Equity in Asset #43					
45 7325 REYNOLDS RD, MENTOR, OH	\$307,020.00	\$0.00		\$0.00	FA
Asset Notes: Property sold by Agreed Order [Doc. 317]. Portion of sale proceeds held in escrow pending resolution of "Citizens' Lien".					
46 7317 REYNOLDS RD, MENTOR, OH	\$145,960.00	\$0.00	OA	\$0.00	FA
Asset Notes: Abandoned Dkt. No. 727.					
47 8310 BELLFLOWER RD, MENTOR, OH	\$84,890.00	\$0.00	OA	\$0.00	FA
48 0 CENTER STREET (AKA HOPKINS RD (16C0850000030), MENTOR, OH	\$7,220.00	\$0.00	OA	\$0.00	FA
49 HENDRICKS (16C0870000030) MENTOR, OH	\$1,180.00	\$0.00	OA	\$0.00	FA
50 CHARMAR (16D102A000270), MENTOR, OH	\$43,510.00	\$0.00	OA	\$0.00	FA
51 CHARMAR & LSB (16D102A000280), MENTOR, OH	\$45,230.00	\$0.00	OA	\$0.00	FA
52 ANDREWS RD (19A090H000670), MENTOR, OH	\$22,310.00	\$0.00	OA	\$0.00	FA
53 6042 ANDREWS RD, MENTOR, OH	\$39,200.00	\$0.00	OA	\$0.00	FA
54 PRIMROSE ANDREWS RD (19A090I000020), MENTOR, OH	\$27,520.00	\$0.00	OA	\$0.00	FA
55 STAGE AVE (15C0260000210), PAINESVILLE, OH	\$13,920.00	\$0.00	OA	\$0.00	FA
56 1220 W JACKSON ST, PAINESVILLE, OH	\$97,620.00	\$0.00	OA	\$0.00	FA
57 1192 W JACKSON, PAINESVILLE, OH	\$72,390.00	\$40,700.00		\$40,700.00	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale Dkt. 1009					
58 1186 W JACKSON ST, PAINESVILLE, OH	\$91,310.00	\$0.00	OA	\$0.00	FA
59 SANFORD REAR ST (15D016C000150), PAINESVILLE, OH	\$6,570.00	\$0.00	OA	\$0.00	FA
60 OWEGO ST (15D0200000040), PAINESVILLE, OH	\$1,910.00	\$0.00	OA	\$0.00	FA
61 ELBERTA RD (AKA RENAISSANCE PKWY) (35A0080000110), PAINESVILLE, OH	\$18,930.00	\$0.00	OA	\$0.00	FA
62 2450 N RIDGE RD, PAINESVILLE TOWNSHIP, OH	\$68,610.00	\$0.00	OA	\$0.00	FA
63 SPRING LAKE BV (11B0340000570) PAINESVILLE TOWNSHIP OH 44077	\$90.00	\$2,901.00		\$2,901.00	FA

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Asset Notes: Sale Order Dkt. 920; Sale pending.						
64	26 FAIRPORT NURSERY RD, PAINESVILLE TOWNSHIP, OH	\$51,540.00	\$0.00	OA	\$0.00	FA
65	150 FAIRPORT NURSERY RD, PAINESVILLE TOWNSHIP, OH - Parcel 11B-038-A-00-010-0	\$57,120.00	\$34,700.00		\$34,700.00	FA
Asset Notes: Sale Order Dkt. 920; Sale pending. Also Known as 154 Fairport Nursery Rd., Painesville						
66	46 IROQUOIS AVE, PAINESVILLE TOWNSHIP, OH	\$20.00	\$0.00	OA	\$0.00	FA
67	214 LAKE RD, PAINESVILLE TOWNSHIP, OH	\$0.00	\$0.00	OA	\$0.00	FA
68	1053 ARDOYLE AVE, PAINESVILLE TOWNSHIP, OH	\$30.00	\$0.00	OA	\$0.00	FA
69	321 LAKE RD, PAINESVILLE TOWNSHIP, OH	\$350.00	\$0.00	OA	\$0.00	FA
70	MIDWAY BV (11B043A000390) PAINESVILLE TOWNSHIP, OH	\$40.00	\$0.00	OA	\$0.00	FA
71	ROBINHOOD AVE (11B043B000560), PAINESVILLE TOWNSHIP, OH	\$4,900.00	\$0.00	OA	\$0.00	FA
72	SUNSET CT (11B043B000600), PAINESVILLE, OH	\$7,670.00	\$0.00	OA	\$0.00	FA
73	SUNSET CT (11B043B000620), PAINESVILLE TOWNSHIP, OH	\$7,960.00	\$0.00	OA	\$0.00	FA
74	RICHMOND RD REAR (11B065B000010), PAINESVILLE, OH*	\$4,050.00	\$18,601.00		\$18,601.00	FA
Asset Notes: Sale Order Dkt. 920; Sale Report Dkt. 1010. (Includes Equity in Asset Nos. 74, 75, 76)						
75	RICHMOND RD (11B065B000020), PAINESVILLE, OH*	\$4,500.00	\$0.00		\$0.00	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale 1010. (Equity in this Asset included in Asset No. 74)						
76	946 RICHMOND RD (11B065B000030), PAINESVILLE, OH*	\$4,500.00	\$0.00		\$0.00	FA
Asset Notes: Sale Order Dkt. 920; Report of Sale 1010. (Equity in this Asset included in Asset No. 74)						

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Trustee Name: Kari B. Coniglio
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77 CLARK RD (03A0380000190), PERRY, OH	\$52,300.00	\$0.00	OA	\$0.00	FA
78 CLARK RD (03A0380000200), PERRY, OH	\$1,180.00	\$0.00	OA	\$0.00	FA
79 6912 ST RT 44, RAVENNA, OH	\$104,500.00	\$0.00	OA	\$0.00	FA
80 LOVERS LN (31-210-00-00-014-000), RAVENA, OH	\$83,400.00	\$0.00	OA	\$0.00	FA
81 528 FROST (35-021-00-00-001-000), STREETSBORO, OH*	\$33,600.00	\$225,000.00		\$225,000.00	FA
Asset Notes: *Includes Equity in Asset Nos. 82 and 83 Sale Order No. 1044; Report of Sale No. 1057					
82 FROST (35-021-00-00-002-000), STREETSBORO, OH*	\$100.00	\$0.00		\$0.00	FA
Asset Notes: *Equity included in Asset No. 81 Sale Order No. 1044; Report of Sale No. 1057					
83 538 FROST, STREETSBORO, OH (35-023-00-00*023-000)*	\$92,500.00	\$0.00		\$0.00	FA
Asset Notes: *Equity included in Asset No. 81 Sale Order No. 1044; Report of Sale No. 1057					
84 S I 90 (26A0010000030), WAITE HILL, OH	\$300.00	\$0.00	OA	\$0.00	FA
85 11551 SUNNY DR, WARRENSVILLE HEIGHTS, OH	\$6,000.00	\$0.00	OA	\$0.00	FA
86 11555 SUNNY DR, WARRENSVILLE HEIGHTS, OH	\$6,000.00	\$0.00	OA	\$0.00	FA
87 11559 SUNNY DR, WARRENSVILLE HEIGHTS, OH	\$6,000.00	\$0.00	OA	\$0.00	FA
88 21018 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,200.00	\$0.00	OA	\$0.00	FA
89 21022 SARAH DR, WARRENSVILLE HEIGHTS OH 44122	\$6,200.00	\$0.00	OA	\$0.00	FA
90 21026 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,800.00	\$0.00	OA	\$0.00	FA
91 21006 SARAH, WARRENSVILLE HEIGHTS, OH	\$6,000.00	\$0.00	OA	\$0.00	FA
92 21010 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,000.00	\$0.00	OA	\$0.00	FA

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93 21014 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$5,600.00	\$0.00	OA	\$0.00	FA
94 21030 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,200.00	\$0.00	OA	\$0.00	FA
95 21034 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,200.00	\$0.00	OA	\$0.00	FA
96 21036 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,200.00	\$0.00	OA	\$0.00	FA
97 21040 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,200.00	\$0.00	OA	\$0.00	FA
98 21044 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,400.00	\$0.00	OA	\$0.00	FA
99 21050 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,300.00	\$0.00	OA	\$0.00	FA
100 21067 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,600.00	\$0.00	OA	\$0.00	FA
101 21063 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,700.00	\$0.00	OA	\$0.00	FA
102 21059 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,900.00	\$0.00	OA	\$0.00	FA
103 21047 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$5,900.00	\$0.00	OA	\$0.00	FA
104 21043 SARAH DR, WARRENSVILLE HEIGHTS, OH	\$6,300.00	\$0.00	OA	\$0.00	FA
105 CONCORD ST (29B007C000350), WICKLIFFE, OH	\$290.00	\$0.00	OA	\$0.00	FA
106 MEADOW ST (29B007D001020), WICKLIFFE, OH	\$300.00	\$0.00	OA	\$0.00	FA
107 CATAWBA ST (29B007D001030), WICKLIFFE, OH	\$300.00	\$0.00	OA	\$0.00	FA
108 WOOD ST (29B007E000010), WICKLIFFE, OH	\$420.00	\$0.00	OA	\$0.00	FA
109 E 296 ST, WICKLIFFE, OH	\$430.00	\$0.00	OA	\$0.00	FA
110 ROBINDALE ST (29B007E000450), WICKLIFFE, OH	\$420.00	\$0.00	OA	\$0.00	FA

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111 PELTON RD (27B039A000050), WILLOUGHBY, OH	\$1,240.00	\$0.00	OA	\$0.00	FA
112 LOST NATION RD (27B0440000110), WILLOUGHBY, OH	\$2,240.00	\$0.00	OA	\$0.00	FA
113 SHADOWROW AVE (27B056E000530), WILLOUGHBY, OH	\$7,280.00	\$0.00	OA	\$0.00	FA
114 1101 LOST NATION RD, WILLOUGHBY, OH	\$89,630.00	\$0.00	OA	\$0.00	FA
115 1080 SHADOWROW RD, WILLOUGHBY, OH	\$15,200.00	\$0.00	OA	\$0.00	FA
116 1086 SHADOWROW RD, WILLOUGHBY, OH	\$15,200.00	\$0.00	OA	\$0.00	FA
117 1073 LOST NATION RD, WILLOUGHBY, OH	\$45,880.00	\$0.00	OA	\$0.00	FA
118 MILLER AVE (31A013B000770), WILLOUGHBY, OH	\$3,010.00	\$0.00	OA	\$0.00	FA
119 CAMPBELL HILL RD (TD-001-828000-000), TIDIOUTE, PA**	\$15,544.00	\$1,890,000.00		\$1,890,000.00	FA
Asset Notes: Report of Sale Dkt. 983 **Includes equity in Asset Nos. #120, 121, 122, 123, #124, #125					
120 SWEDE RD (TD-001-852000-000), TIDIOUTE, PA**	\$7,482.00	\$0.00		\$0.00	FA
Asset Notes: Report of Sale Dkt. 983 ** Equity in this Asset included in Asset No. 119					
121 SWEDE RD (TD-001-862100-000), TIDIOUTE, PA**	\$76,995.00	\$0.00		\$0.00	FA
Asset Notes: Report of Sale Dkt. 983 ** Equity in this Asset included in Asset No. 119					
122 SWEDE RD (TD-001-862100-001), TIDIOUTE, PA**	\$241,314.00	\$0.00		\$0.00	FA
Asset Notes: Report of Sale Dkt. 983 ** Equity in this Asset included in Asset No. 119					
123 SWEDE RD (TD-001-862200-000) TIDIOUTE, PA**	\$370,944.00	\$0.00		\$0.00	FA
Asset Notes: Report of Sale Dkt. 983 ** Equity in this Asset included in Asset No. 119					
124 SWEDE RD (TD-001-944000-000), TIDIOUTE, PA**	\$35,141.00	\$0.00		\$0.00	FA

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
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Page No: 9

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA = § 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Asset Notes: Report of Sale Dkt. 983 ** Equity in this Asset included in Asset No. 119					
125 SWEDE RD (TD-001-947720-000), TIDIOUTE, PA**	\$3,195.00	\$0.00		\$0.00	FA
Asset Notes: Report of Sale Dkt. 983 ** Equity in this Asset included in Asset No. 119					
126 SWEDE RD (TD-001-842000-000), TIDIOUTE, PA	\$30,953.00	\$73,128.19		\$73,128.19	FA
Asset Notes: Report of Sale Dkt. 981					
127 2359 CAMPBELL HILL RD, TIDIOUTE OH 16351	\$43,022.00	\$61,797.23		\$61,797.23	FA
Asset Notes: Report of Sale Dkt. 982					
128 VOID	\$0.00	\$0.00		\$0.00	FA
Asset Notes: Asset removed per Amended Schedules A/B, C (Doc. No. 687)					
129 1972 FORD GRAN TORINO	\$8,500.00	\$0.00	OA	\$0.00	FA
130 MISC HOUSEHOLD GOODS (MARKELL RD)	\$75,000.00	\$0.00		\$0.00	FA
131 MISC PICTURES, PAINTINGS, DECOR (7265 MARKELL RD)	\$10,000.00	\$0.00		\$0.00	FA
132 MISC. HOUSEHOLD GOODS (7020 WILLIAMS)	\$25,000.00	\$0.00		\$0.00	FA
133 MISC HOUSEHOLD GOODS (225 SWEDE RD)	\$65,000.00	\$0.00		\$0.00	FA
Asset Notes: Relief from Stay granted, Doc. 380					
134 ANTIQUE FIREARMS	\$5,000.00	\$0.00		\$0.00	FA
Asset Notes: Relief from Stay granted, Doc. 380.					
135 MISC CLOTHING	\$500.00	\$0.00		\$0.00	FA
136 MISC COSTUME JEWELRY	\$175.00	\$0.00		\$0.00	FA
137 CASH	\$500.00	\$0.00		\$0.00	FA
138 VOID	\$0.00	\$0.00		\$0.00	FA
Asset Notes: Duplicate of Asset No. 83					
139 NOTE RECEIVABLE (MICHAEL GORMAN)	\$268,368.00	\$48,000.00		\$48,000.00	FA
Asset Notes: Order Granting Motion to Compromise [Dkt. 1026] is the subject of an appeal in Osborne v. Coniglio, Case No. 20-2713 (N.D. Ohio).					
140 NOTE RECEIVABLE (TAMMY FERRARA)	\$15,342.00	\$0.00		\$0.00	FA

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 10

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

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Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA = § 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
141 NOTE RECEIVABLE (CAROLYN COATOAM)	\$89,827.00	\$0.00		\$0.00	FA
142 NOTE RECEIVABLE (LAUREN SVEC TRISTANO)	\$12,000.00	\$0.00		\$0.00	FA
143 NOTE RECEIVABLE (MOSES 'RED' LA FOUNTAINE)	\$60,000.00	\$22,500.00		\$22,500.00	FA
144 2015 Wellcraft Scarab (u)	\$0.00	\$22,000.00		\$22,000.00	FA
Asset Notes: Boat listed for sale. No higher bids received.					
145 LOAN TO ROCKEFELLER OIL CO. LLC (\$628,954.63) (u)	\$0.00	\$0.00		\$0.00	FA
146 LOAN TO SLEEPY HOLLOW OIL & GAS LLC (\$2,137,096.39) (u)	\$0.00	\$0.00		\$0.00	FA
147 LOAN TO DAVID OIL CO. LLC (\$220,595.75) (u)	\$0.00	\$0.00		\$0.00	FA
148 LOAN TO TATONKA OIL COMPANY, LLC (\$114,179.71) (u)	\$0.00	\$0.00		\$0.00	FA
149 LOAN TO OHIO RURAL NATURAL GAS COOP (\$436,737.34) (u)	\$0.00	\$0.00		\$0.00	FA
150 LOAN TO BIG OATS OIL FIELD SUPPLY CO. LLC (\$330,205.29) (u)	\$0.00	\$0.00		\$0.00	FA
151 LOAN TO ORWELL TRUMBULL PIPELINE CO. LLC (\$325,000) (u)	\$0.00	\$0.00		\$0.00	FA
152 ROYALTY DUE FROM DAVID OIL COMPANY LLC (u)	\$3.26	\$0.00		\$0.00	FA
153 LOAN TO COBRA PIPELINE CO. LTD (\$16,000) (u)	\$0.00	\$1.00		\$0.00	FA
Asset Notes: Cobra is in bankruptcy. No distribution on Trustee's claim.					
154 AGREED JUDGMENT AGAINST J. BUCKS (\$16,215) (u)	\$0.00	\$0.00		\$0.00	FA
155 LOANS TO POPEYE'S MARINA INC. (u)	\$0.00	\$0.00		\$0.00	FA
156 TAX REFUND FOR 7350 PALISADES PARKWAY, INC. (PAID ON LOAN FROM SHAREHOLDERS) (\$570,249) (u)	\$0.00	\$0.00		\$0.00	FA
157 TESTAMENTARY DISTRIBUTIONS FROM ESTATE OF JEROME T. OSBORNE (u)	\$0.00	\$739,000.00		\$739,000.00	FA

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
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Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

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Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
158 INSURANCE CLAIM FOR FIRE AT PA COMPOUND (u)	\$900,000.00	\$247,802.74		\$247,802.74	FA
159 HNB DIP ACCOUNT (4835) (u)	\$0.00	\$35,014.80		\$35,014.80	FA
160 HNB DIP ACCOUNT (1968) (PROCEEDS OF FRACCI COURT SALE) (u)	\$0.00	\$689,220.48		\$689,220.48	FA
161 HNB DIP ACCOUNT (8602) (u)	\$10,097.14	\$10,097.14		\$10,097.14	FA
162 HNB DIP ACCOUNT (9288) (u)	\$0.00	\$189,230.43		\$189,230.43	FA
163 MEMBERSHIP INTERESTS IN 000 RICHMOND ROAD LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
164 MEMBERSHIP INTERESTS IN 000 WEST JACKSON LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
165 MEMBERSHIP INTERESTS IN 001 JACKSON STREET LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
166 MEMBERSHIP INTERESTS IN 1058 PEACH BLVD (100%)	\$0.00	\$0.00	OA	\$0.00	FA
167 MEMBERSHIP INTERESTS IN 11447 VICEROY LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
168 MEMBERSHIP INTERESTS IN 11486 VICEROY LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
169 MEMBERSHIP INTERESTS IN 11495 VICEROY (100%)	\$0.00	\$0.00	OA	\$0.00	FA
170 MEMBERSHIP INTERESTS IN 11520 MONARCH LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
171 MEMBERSHIP INTERESTS IN 11575 GIRDLED ROAD LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
172 MEMBERSHIP INTERESTS IN 1180 W. JACKSON ST LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
173 MEMBERSHIP INTERESTS IN 15499 KINSMAN ROAD LLC (100%)	\$0.00	\$2,565.00	OA	\$2,565.00	FA
Asset Notes: *Remaining Value Abandoned on 4/18/23					
174 MEMBERSHIP INTERESTS IN 1392 JACKSON ST. LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
175 MEMBERSHIP INTERESTS IN 2412 N. NEWTON FALLS ROAD LLC(100%)	\$0.00	\$0.00	OA	\$0.00	FA

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

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Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

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Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA = § 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
176 MEMBERSHIP INTERESTS IN 2737 HUBBARD RD LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
177 MEMBERSHIP INTERESTS IN 27981 EUCLID CO., LLC (50%) (u)	\$0.00	\$2,500.00		\$2,500.00	FA
Asset Notes: Report of Sale Doc. No. 1302					
178 MEMBERSHIP INTERESTS IN 306 LAKESHORE LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
179 MEMBERSHIP INTERESTS IN 362 CENTER STREET LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
180 MEMBERSHIP INTERESTS IN 366 CENTER STREET LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
181 MEMBERSHIP INTERESTS IN 38700 PELTON ROAD LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
182 MEMBERSHIP INTERESTS IN 5848 VROOMAN ROAD LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
183 MEMBERSHIP INTERESTS IN 6631 RIDGE ROAD (100%)	\$0.00	\$0.00	OA	\$0.00	FA
184 MEMBERSHIP INTERESTS IN 7001 CENTER STREET LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
185 MEMBERSHIP INTERESTS IN 7621 MENTOR AVENUE, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
186 MEMBERSHIP INTERESTS IN 8014 BELLFLOWER LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
187 MEMBERSHIP INTERESTS IN 815 SUPERIOR AVE LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
188 MEMBERSHIP INTERESTS IN 8491 MAYFIELD ACQUISITIONS LLC (25%) (u)	\$0.00	\$15,000.00		\$15,000.00	FA
Asset Notes: Per Order [Doc. No. 1228] Report of Sale [Doc. No. 1353]					
189 MEMBERSHIP INTERESTS IN 8667 EAST AVENUE (100%)	\$0.00	\$0.00	OA	\$0.00	FA
190 MEMBERSHIP INTERESTS IN 8755 MUNSON ROAD LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
191 MEMBERSHIP INTERESTS IN 9010 TYLER, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 13

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

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Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
192 MEMBERSHIP INTERESTS IN A000 MENTOR AVENUE, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
193 MEMBERSHIP INTERESTS IN ANGRMO OIL & GAS (50%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
194 MEMBERSHIP INTERESTS IN BACK LAND, LLC (100%)	\$0.00	\$2,500.00		\$2,500.00	FA
Asset Notes: Report of Sale - Docket No. 1283					
195 MEMBERSHIP INTERESTS IN BIG OAT'S OIL FIELD SUPPLY COMPANY, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
196 MEMBERSHIP INTERESTS IN BISHOP ROAD LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
197 MEMBERSHIP INTERESTS IN BLACK BEAR REALTY, LTD (99%)	\$0.00	\$0.00	OA	\$0.00	FA
198 MEMBERSHIP INTERESTS IN BLACKBROOK ROAD, LLC (100%)	\$0.00	\$2,500.00		\$2,500.00	FA
Asset Notes: [Report of Sale - Doc. No. 1284]					
199 MEMBERSHIP INTERESTS IN CHOWDER GAS STORAGE FACILITY, LLC (100%)	\$0.00	\$140.00		\$140.00	FA
200 MEMBERSHIP INTERESTS IN CHOWDER LAND DEVELOPMENT CO., LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
201 MEMBERSHIP INTERESTS IN COBRA PIPELINE CO., LTD (85.93%)	\$0.00	\$0.00	OA	\$0.00	FA
202 MEMBERSHIP INTERESTS IN CONCORD/HAMB DEN ROAD, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
203 MEMBERSHIP INTERESTS IN DAVID OIL COMPANY, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1230					
204 MEMBERSHIP INTERESTS IN EAST 27TH STREET LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
205 MEMBERSHIP INTERESTS IN ESPYVILLE PA, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
206 MEMBERSHIP INTERESTS IN FARLEY LAND, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
207 MEMBERSHIP INTERESTS IN FRONT LAND, LLC (100%)	\$0.00	\$2,500.00		\$2,500.00	FA
Asset Notes: Report of Sale - [Doc. No. 1285]					

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

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Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

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Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
208 MEMBERSHIP INTERESTS IN GORMAN ROAD LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
209 MEMBERSHIP INTERESTS IN GREAT LAKES PARKWAY, LLC (100%) (u)	\$0.00	\$28,000.00		\$28,000.00	FA
Asset Notes: Report of Sale Doc No. 1222					
210 MEMBERSHIP INTERESTS IN HALE ROAD, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
211 HAMLTON/MERCANTILE DEVELOPMENT COMPANY, INC.(100%) (u)	\$0.00	\$0.00		\$0.00	FA
212 MEMBERSHIP INTERESTS IN HAMILTON-MERCANTILE LAND LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
213 MEMBERSHIP INTERESTS IN HEISLEY-HOPKINS, INC. (100%) (u)	\$0.00	\$1,800.00		\$1,800.00	FA
214 MEMBERSHIP INTERESTS IN JOHN D. OIL AND GAS COMPANY (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
215 MEMBERSHIP INTERESTS IN JOHN D. OIL AND GAS MARKETING LLC (85.93%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
216 MEMBERSHIP INTERESTS IN JOHN D. RESOURCES, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
217 MEMBERSHIP INTERESTS IN KYKUIT RESOURCES, LLC (18.22%)	\$0.00	\$0.00	OA	\$0.00	FA
218 MEMBERSHIP INTERESTS IN LEC HOUSE LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
219 MEMBERSHIP INTERESTS IN LEIMCO ACQUISITION COMPANY, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Abandoned Dkt. 232.					
220 MEMBERSHIP INTERESTS IN LEIMCO DEVELOPMENT COMPANY, LTD (90%)	\$0.00	\$0.00	OA	\$0.00	FA
221 MEMBERSHIP INTERESTS IN LEIMCO HOLDING COMPANY, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
222 MEMBERSHIP INTERESTS IN LIGHTNING OIL CO., LTD. (49%)	\$0.00	\$0.00	OA	\$0.00	FA

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
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Page No: 15

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

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Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
223 MEMBERSHIP INTERESTS IN LIGHTNING OIL COMPANY (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
224 OWNERSHIP INTERESTS IN LIGHTNING PIPELINE COMPANY II, INC. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
225 MEMBERSHIP INTERESTS IN LIGHTNING PIPELINE COMPANY LTD. (85.93%)	\$0.00	\$0.00	OA	\$0.00	FA
226 MEMBERSHIP INTERESTS IN LITTLE INCH, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
227 MEMBERSHIP INTERESTS IN MADISON LAND LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
228 MEMBERSHIP INTERESTS IN MADISON/ROUTE 20, LLC (50%) (u)	\$0.00	\$2,500.00		\$2,500.00	FA
Asset Notes: Report of Sale Doc. No. 1301					
229 MEMBERSHIP INTERESTS IN MARIETTA LAND PROPERTIES LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
230 MEMBERSHIP INTERESTS IN MENTOR EQUIPMENT RENTAL LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
231 MEMBERSHIP INTERESTS IN MIDWAY INDUSTRIAL CAMPUS CO., LTD. (33.34%) (u)	\$0.00	\$2,500.00		\$2,500.00	FA
Asset Notes: Report of Sale Doc. No. 1301					
232 MEMBERSHIP INTERESTS IN NATHAN PROPERTIES, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
233 MEMBERSHIP INTERESTS IN NEO GAS MARKETING, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
234 MEMBERSHIP INTERESTS IN OHIO PIPELINE LLC (85.93%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
235 MEMBERSHIP INTERESTS IN ORWELL-TRUMBULL PIPELINE CO. LLC (85.30%)	\$0.00	\$0.00	OA	\$0.00	FA
236 MEMBERSHIP INTERESTS IN OSAIR, INC. (95%) (u)	\$0.00	\$600.00	OA	\$600.00	FA
Asset Notes: Notice of Abandonment - Doc. No. 1312					
237 MEMBERSHIP INTERESTS IN OZ GAS LTD. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
238 MEMBERSHIP INTERESTS IN PAINESVILLE BALLFIELD, LLC (100%)	\$0.00	\$2,500.00		\$2,500.00	FA

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
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Page No: 16

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
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Asset Notes: [Doc. No. 1286]					
239 MEMBERSHIP INTERESTS IN PLAZA AVENUE, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
240 MEMBERSHIP INTERESTS IN POPEYE'S MARINA, INC. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
241 MEMBERSHIP INTERESTS IN RAVENNA ROAD II, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
242 MEMBERSHIP INTERESTS IN RIGRTONA HOLDING COMPANY, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment - Doc. No. 1312					
243 OWNERSHIP INTERESTS IN RMO, INC. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment - Doc. No. 1312					
244 MEMBERSHIP INTERESTS IN ROCKEFELLER OIL COMPANY, LLC (100%)	\$0.00	\$200,000.00	OA	\$200,000.00	FA
245 MEMBERSHIP INTERESTS IN ROUTE 84 LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
246 MEMBERSHIP INTERESTS IN S.C.R.O. COMPANY, LLC (50%) (u)	\$0.00	\$20,000.00		\$20,000.00	FA
247 MEMBERSHIP INTERESTS IN SLEEPY HOLLOW OIL & GAS, LLC (100%) (u)	\$0.00	\$0.00		\$0.00	FA
248 MEMBERSHIP INTERESTS IN TATONKA OIL COMPANY LLC (100%) (u)	\$0.00	\$210,000.00		\$210,000.00	FA
Asset Notes: Order of Sale (Doc. No. 1241) and Report of Sale (Doc. No. 1258)					
249 MEMBERSHIP INTERESTS IN THE RETIREMENT MANAGEMENT COMPANY (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
250 MEMBERSHIP INTERESTS IN TIN MAN STORAGE, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
251 MEMBERSHIP INTERESTS IN TINMAN STORAGE CENTER, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
252 MEMBERSHIP INTERESTS IN WILLIAMS RD., LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
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Page No: 17

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
253 MEMBERSHIP INTERESTS IN WILSON LAND PROPERTIES, LLC (100%)	\$0.00	\$90.89		\$90.89	FA
254 MEMBERSHIP INTERESTS IN WOODLANDS ASSISTED LIVING RESIDENCE - EASTLAND, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
255 MEMBERSHIP INTERESTS IN YELLOWBRICK STORAGE, LLC (100%)	\$0.00	\$10,000.00		\$10,000.00	FA
Asset Notes: Report of Sale Doc. No. 1282					
256 MEMBERSHIP INTERESTS IN 1344 LOST NATION ROAD LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
257 MEMBERSHIP INTERESTS IN 1450 JACKSON STREET II LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
258 MEMBERSHIP INTERESTS IN 1450 JACKSON STREET LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
259 MEMBERSHIP INTERESTS IN 2681 ORCHARD WAY, INC. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
260 MEMBERSHIP INTERESTS IN 5480 WOODSIDE ROAD LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
261 MEMBERSHIP INTERESTS IN 5580 WOODSIDE RD LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
262 MEMBERSHIP INTERESTS IN 7123 INDUSTRIAL PARK BLVD., INC. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
263 MEMBERSHIP INTERESTS IN 7341 LAKESHORE LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
264 MEMBERSHIP INTERESTS IN 7597 MENTOR AVENUE LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
265 MEMBERSHIP INTERESTS IN 7621 MENTOR AVENUE LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
266 MEMBERSHIP INTERESTS IN 8420 MENTOR AVENUE LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
267 MEMBERSHIP INTERESTS IN 8644 STATION STREET LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
268 MEMBERSHIP INTERESTS IN 8990 TYLER BOULEVARD LLC (UNKNOWN PERCENTAGE) (u)	\$0.00	\$0.00	OA	\$0.00	FA

FORM 1
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ASSET CASES

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Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
269 MEMBERSHIP INTERESTS IN 9130-38 TYLER BOULEVARD LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
270 MEMBERSHIP INTERESTS IN ACHIEVEMENT, LTD. (50%)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1230					
271 MEMBERSHIP INTERESTS IN ALTA GAS SERVICES LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
272 MEMBERSHIP INTERESTS IN ANDOVER PROPANE, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
273 MEMBERSHIP INTERESTS IN BARNES LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
274 MEMBERSHIP INTERESTS IN BEDFORD PROPERTIES LTD. (66.89%)	\$0.00	\$0.00	OA	\$0.00	FA
275 MEMBERSHIP INTERESTS IN BLUE HERON DEVELOPMENT LTD. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
276 MEMBERSHIP INTERESTS IN BRAINARD GAS CORP. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
277 MEMBERSHIP INTERESTS IN BUTCHCOAT LLC (UNKNOWN PERCENTAGE) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
278 MEMBERSHIP INTERESTS IN CARDINAL FRANCHISE CORP. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
279 MEMBERSHIP INTERESTS IN CENTER STREET INVESTMENTS, INC. (54.2%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
280 MEMBERSHIP INTERESTS IN CHARDON BANK BUILDING, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
281 OWNERSHIP INTERESTS IN CHECKERS OF OHIO, INC. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
282 MEMBERSHIP INTERESTS IN CHR LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
283 MEMBERSHIP INTERESTS IN COLUMBUS TILE YARD, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
284 MEMBERSHIP INTERESTS IN CONCORD GROUP, LLC (50%) (u)	\$0.00	\$0.00	OA	\$0.00	FA

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
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Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

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285 MEMBERSHIP INTERESTS IN CRILE ROAD DEVELOPERS, LTD. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
286 MEMBERSHIP INTERESTS IN CUBBY'S RECYCLING LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
287 MEMBERSHIP INTERESTS IN DELICIOUS DESIGNATED DRIVERS, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
288 MEMBERSHIP INTERESTS IN DMO PROPERTIES, INC. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
289 MEMBERSHIP INTERESTS IN ERIE-COKE PROPERTIES, INC. (33.34%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
290 MEMBERSHIP INTERESTS IN FIRST INDEMNITY, LTD. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
291 MEMBERSHIP INTERESTS IN FLAGLER, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
292 MEMBERSHIP INTERESTS IN FOREVER WILD, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
293 MEMBERSHIP INTERESTS IN GN1, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
294 MEMBERSHIP INTERESTS IN GN2, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
295 MEMBERSHIP INTERESTS IN GN3, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
296 MEMBERSHIP INTERESTS IN GN4, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
297 MEMBERSHIP INTERESTS IN GN5, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
298 MEMBERSHIP INTERESTS IN GREAT LAKES PLAZA, LTD. (51.47%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
299 MEMBERSHIP INTERESTS IN GREAT PLAINS EXPLORATION, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
300 MEMBERSHIP INTERESTS IN HEISLEY STORAGE & MINI LTD. (33%)	\$0.00	\$0.00	OA	\$0.00	FA
301 MEMBERSHIP INTERESTS IN HOPKINS HEISLEY CORP. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
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Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

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302 MEMBERSHIP INTERESTS IN KEENE PROPERTIES LLC (UNKNOWN PERCENTAGE) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
303 MEMBERSHIP INTERESTS IN LAKESHORE & RT. 306, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
304 MEMBERSHIP INTERESTS IN LIBERTY SELF STOR II LLC (99%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
305 MEMBERSHIP INTERESTS IN LIBERTY SELF STOR, LTD. (100%)	\$0.00	\$0.00	OA	\$0.00	FA
306 MEMBERSHIP INTERESTS IN LITTLE OATS, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
307 MEMBERSHIP INTERESTS IN LUCKY BROTHERS LLC (50%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
308 MEMBERSHIP INTERESTS IN LUDLOW NATURAL GAS COMPANY, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
309 MEMBERSHIP INTERESTS IN MATCHWORKS TAVERN, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
310 MEMBERSHIP INTERESTS IN MATCHWORKS, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
311 MEMBERSHIP INTERESTS IN MEADOWLANDS APARTMENTS, INC. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
312 MEMBERSHIP INTERESTS IN MENTOR-BARD PROPERTIES, LLC (50%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
313 MEMBERSHIP INTERESTS IN MENTOR CONDOMINIUMS LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
314 MEMBERSHIP INTERESTS IN MERIDIAN POINT REALTY TRUST '83 (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
315 MEMBERSHIP INTERESTS IN NORTHWESTERLY, LTD. (100%)	\$0.00	\$0.00	OA	\$0.00	FA

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
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Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
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316 MEMBERSHIP INTERESTS IN OPD SANITARY SEWER DEVELOPMENT COMPANY, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
317 MEMBERSHIP INTERESTS IN ORWELL NATURAL GAS COMPANY (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
318 MEMBERSHIP INTERESTS IN OSBORNE CRUSHED STONE & CONCRETE LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
319 MEMBERSHIP INTERESTS IN OSBRONE MONETARY FINANCE, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
320 OWNERSHIP INTERESTS IN OSBORNE SECURITIES, INC. (50%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
321 MEMBERSHIP INTERESTS IN OZ ACQUISITION, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
322 MEMBERSHIP INTERESTS IN OZ GAS AVIATION LLC (UNKNOWN PERCENTAGE) (u)	\$0.00	\$0.00	OA	\$0.00	FA
323 MEMBERSHIP INTERESTS IN PAINESVILLE BANK BUILDING, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
324 OWNERSHIP INTERESTS IN PAINESVILLE TOWNSHIP TRAILER PARK, INC. (50%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
325 MEMBERSHIP INTERESTS IN RENAISSANCE PARKWAY LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
326 MEMBERSHIP INTERESTS IN RICK'S II, LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
327 MEMBERSHIP INTERESTS IN RICK'S LTD. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
328 OWNERSHIP INTERESTS IN RICKY HOMES, INC. (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
329 MEMBERSHIP INTERESTS IN ROCKEFELLER RENTALS, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
330 MEMBERSHIP INTERESTS IN ROCKWELL GARAGE, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
331 MEMBERSHIP INTERESTS IN ROCKWELL GARAGE, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

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Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
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332 MEMBERSHIP INTERESTS IN ROCKWELL PROPERTY, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
333 OWNERSHIP INTERESTS IN ROUTE 20 BOWLING ALLEY, INC. (50%)	\$0.00	\$0.00	OA	\$0.00	FA
334 MEMBERSHIP INTERESTS IN ROUTE 306 PROPERTIES, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
335 MEMBERSHIP INTERESTS IN ROUTE 306, (u) LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
336 MEMBERSHIP INTERESTS IN ROUTE 44, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
337 MEMBERSHIP INTERESTS IN S.O.L. (u) PROPERTIES LLC (UNKNOWN PERCENTAGE)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
338 MEMBERSHIP INTERESTS IN (u) SCULTYOURIMAGE, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
339 MEMBERSHIP INTERESTS IN SOUTEAST (u) RETIREMENT COMPANY LTD. (100%)	\$0.00	\$0.00	OA	\$0.00	FA
340 MEMBERSHIP INTERESTS IN STATION (u) STREET LEASING, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
341 MEMBERSHIP INTERESTS IN STATION (u) STREET PARTNERS, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
342 MEMBERSHIP INTERESTS IN (u) STEVE-RICK, LTD. (50%)	\$0.00	\$0.00	OA	\$0.00	FA
343 MEMBERSHIP INTERESTS IN (u) STIFFTHEBANKS.COM, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
344 MEMBERSHIP INTERESTS IN SUCH A DEAL, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
345 MEMBERSHIP INTERESTS IN SUGAR BUSH HOLDINGS, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
346 MEMBERSHIP INTERESTS IN SUGARBRUSH PROPERTIES, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
347 MEMBERSHIP INTERESTS IN SUGARBUSH PROPERTIES I, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 23

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
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Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
348 MEMBERSHIP INTERESTS IN THE JEROME T. OSBORNE FAMILY LIMITED PARTNERSHIP (7.28%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
349 MEMBERSHIP INTERESTS IN TURBINE STORAGE LLC (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
350 MEMBERSHIP INTERESTS IN TURKEY VULTURE FUND XIII, LTD. (35-40%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
351 MEMBERSHIP INTERESTS IN TURKEY VULTURE FUND XIV, LTD. (35-40%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
352 MEMBERSHIP INTERESTS IN TURKEY VULTURE MANAGEMENT, LTD. (35-40%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
353 MEMBERSHIP INTERESTS IN TYLER BOULEVARD HOLDING COMPANY (100%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231					
354 MEMBERSHIP INTERESTS IN TYLER BOULEVARD, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
355 MEMBERSHIP INTERESTS IN VROOMAN ROAD WATERLINE, LLC (100%)	\$0.00	\$0.00	OA	\$0.00	FA
356 MEMBERSHIP INTERESTS IN WOODLANDS ASSISTED LIVING RESIDENCE, LLC (98%) (u)	\$0.00	\$0.00	OA	\$0.00	FA
357 MONTH TO MONTH LEASE OF 1180-1186 W. JACKSON (\$800/month)	\$0.00	\$1,400.00		\$1,400.00	FA
358 MONTH TO MONTH LEASE OF PAINESVILLE LOT (\$1,322.50/MONTH) (u)	\$0.00	\$6,612.50		\$6,612.50	FA
359 MONTH TO MONTH LEASE OF 7792 RAVENNA (\$500/MONTH)	\$0.00	\$3,500.00		\$3,500.00	FA
360 MONTH TO MONTH LEASE OF 11579 GIRDLED (\$1,100/MONTH)	\$0.00	\$5,500.00		\$5,500.00	FA
361 MONTH TO MONTH LEASE OF 6912 ST. RT 44 (\$500/MONTH)	\$0.00	\$2,500.00		\$2,500.00	FA
362 1 Share of Murphy Oil Corp. (u)	\$28.87	\$0.00		\$0.00	FA

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
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Page No: 24

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
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363 1 Share of Timken (u)	\$47.98	\$0.00		\$0.00	FA
364 1 Share BB&T (u)	\$50.01	\$0.00		\$0.00	FA
365 Breach of Contract Claim Against Gas Natural Inc. for \$600,000 - Lawsuit Pending (u)	Unknown	\$210,000.00		\$210,000.00	FA
Asset Notes: Total Claim is for \$733,213.83. Wuliger & Wuliger asserts partial assignment. Trustee investigating. On 12/2/21 - Wuliger & Wuliger was paid \$147,000.00 and Trustee retained \$63,000.00 per Motion & Order to Compromise Doc. Nos. 1146 & 1151. **Original Petition listed asset value at \$210,000 but Amended Schedules listed value of asset as "unknown".					
366 Monthly Fee as Co-Executor of Jerome T. Osborne Estate (u)	\$5,000.00	\$0.00		\$0.00	FA
Asset Notes: Trustee disputes characterization of income/asset.					
367 Monthly Fee for Real Estate Management for Jerome T. Osborne Estate (Paid to 5850 Woodside LLC) (u)	\$12,500.00	\$0.00		\$0.00	FA
Asset Notes: Trustee disputes characterization of income/asset.					
368 Refund from U.S. Bancorp (u)	\$0.00	\$0.74		\$0.74	FA
369 Ohio Bureau of Workers' Compensation Employer Premium Refund (u)	\$0.00	\$818.80		\$818.80	FA
370 Accumulative Interest from DIP Accounts (u)	\$0.00	\$1,090.26		\$1,090.26	FA
371 0 Lake Shore Boulevard, Mentor-on-the-Lake, Ohio (Parcel 19A-093-0-00-003-0) (u)	\$0.00	\$45,500.00		\$45,500.00	FA
Asset Notes: Sale Motion Dkt. 937 (Sale Pending).					
372 Litigation Claims (Claims Against Receiver Arising from Cuyahoga County Court of Common Pleas Case No. CV-14-822810) (u)	\$0.00	\$0.00	OA	\$0.00	FA
373 Litigation Claims (Rights and Interests from Appeals filed in Court of Appeals, Eighth District, Case Nos. CA-17-106371, CA-17-106614, and CA-18-107975) (u)	\$0.00	\$0.00		\$0.00	FA
374 Litigation Claims (Claims John Leonardi relating to 7325 Reynolds Road, Mentor, Ohio) (u)	\$0.00	\$0.00		\$0.00	FA
375 Litigation Claims (Claims Against Estate of John R. Masco Relating to Assignment of Mortgage) (u)	\$0.00	\$0.00		\$0.00	FA
376 Preference Claim - Mentor Lumber & Supply Company (u)	\$0.00	\$21,447.87		\$21,447.87	FA

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
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Page No: 25

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
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377 Litigation Claims (Claims against Louie V, LLC and Beth Osborne) (u)	\$0.00	\$2,000.00		\$2,000.00	FA
378 Preference Claim (Takedown Concrete, LLC) (u)	\$0.00	\$4,000.00		\$4,000.00	FA
379 Preference Claim (Chris Fovozzo dba Professional Carpenter Service) (u)	\$0.00	\$2,000.00		\$2,000.00	FA
380 Preference Claim (John A. Krueger Insurance Agency, LLC) (u)	\$0.00	\$0.00		\$0.00	FA
381 Shares in Lake Shore Gas Storage Inc. (u)	\$0.00	\$140.00		\$140.00	FA
382 Rent for 5660 Vrooman Road, Leroy Township, Ohio (u)	\$0.00	\$7,700.00		\$7,700.00	FA
383 Lessor Under Oil and Gas Leases with OsAir (u)	Unknown	\$0.00		\$0.00	FA
384 Monthly SSA (u)	\$2,637.00	\$0.00		\$0.00	FA
385 Royalty due from OsAir, Inc. (u)	\$394.30	\$0.00		\$0.00	FA
386 Membership Interests in 2100 Lakeside LLC (50%) (u)	Unknown	\$0.00	OA	\$0.00	FA
387 Membership Interests in 7300 Center St., Inc.. (100%) (u)	Unknown	\$0.00	OA	\$0.00	FA
388 Membership Interests in 7350 Palisades Park Way Inc. (100%) (u)	Unknown	\$0.00	OA	\$0.00	FA
389 Membership Interests in Center Investments Corp. (100%) (u)	Unknown	\$0.00	OA	\$0.00	FA
390 Membership Interests in Chardon Properties, Inc. (100%) (u)	Unknown	\$0.00	OA	\$0.00	FA
391 Membership Interests in Fairport Harbor Properties, Inc. (100%) (u)	Unknown	\$0.00	OA	\$0.00	FA
392 Membership Interests in Great Lakes Nitrogen Pipeline Co. Inc. (100%) (u)	Unknown	\$0.00	OA	\$0.00	FA
393 Membership Interests in Great Lakes Oxygen Welders Supply, Inc. (100%) (u)	Unknown	\$0.00	OA	\$0.00	FA
394 Membership Interests in Great Lakes Propane, Inc. (100%) (u)	Unknown	\$0.00	OA	\$0.00	FA
395 Membership Interests in Hamilton Partners (100%) (u)	Unknown	\$0.00	OA	\$0.00	FA
396 Membership Interests in Kay-MC, Inc. (100%) (u)	Unknown	\$0.00	OA	\$0.00	FA

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 26

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

1			2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)			Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA = § 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
397	Membership Interests in Lake Heisley I & II, Inc. (100%)	(u)	Unknown	\$0.00	OA	\$0.00	FA
398	Membership Interests in Mentor Joint Venture (25%)	(u)	Unknown	\$0.00		\$0.00	FA
399	Membership Interests in Mentor Leasing Inc. (100%)	(u)	Unknown	\$0.00	OA	\$0.00	FA
Asset Notes: Notice of Abandonment, Doc. 1231							
400	Membership Interests in Mentor Sister Island Company. (100%)	(u)	Unknown	\$0.00	OA	\$0.00	FA
401	Membership Interests in Parkway Commerce LLC (100%)	(u)	Unknown	\$0.00	OA	\$0.00	FA
402	Refund for Chapter 11 Bond cancelled on 10/1/20	(u)	\$0.00	\$600.00		\$600.00	FA
403	Tax Refund from PA	(u)	\$0.00	\$360.08		\$360.08	FA
404	Judgment - Coniglio v. Davis (AP 23-1002)	(u)	\$0.00	\$690,000.00		\$0.00	\$690,000.00
Asset Notes: Judgment for Breach of Contract for Purchase of Asset No. 248							
405	Judgment - Coniglio v. Davis Family Real Estate Holdings, Inc. (AP 23-1016)	(u)	\$0.00	\$15,000.00		\$0.00	\$15,000.00
Asset Notes: Judgment for Breach of Contract for Purchase of Asset No. 188							
406	MEMBERSHIP INTERESTS IN CALLENDAR REAL ESTATE DEVELOPMENT COMPANY LLC	(u)	\$0.00	\$0.00	OA	\$0.00	FA
407	Real Property located at 8320 Lake Shore Blvd., Mentor, OH 44060*	(u)	\$0.00	\$0.00	OA	\$0.00	FA
Asset Notes: *Real Estate Abandoned per Agreed Entry - Dkt. No. 1361.							
INT	Interest	(u)	Unknown	Unknown		\$2,613.76	Unknown

TOTALS (Excluding unknown value)

\$10,769,440.56 \$9,463,609.35

\$8,761,222.11

Gross Value of Remaining Asset

\$705,000.00

Major Activities affecting case closing:

12/20/2024 Trustee working with NY Counsel regarding potential settlement with Earl Davis on judgment. Counsel has advised that Mr. Davis is awaiting closing of a real estate transaction, with funds expected in January 2025.

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 27

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets

11/21/2024 Agreed Entry Granting Motion of Northwest Bank for Relief from Stay and Abandonment entered. (Dkt. No.1361).

11/01/2024 Notice of Abandonment of Membership Interest in Callendar Real Estate Development Co. LLC. Obj. period up on 2/15/24.

10/31/2024 Motion and Notion for Relief from Stay and Abandonment RE 8320 Lake Shore Blvd., Mentor, OH 44060 filed.

02/02/2024 Order Approving Application to Employ and Retain Moritt Hock & Hamroff LLP as Special Counsel for Chapter 7 Trustee. [Dkt. No. 1356]

01/16/2024 Application to Retain Moritt Hock & Hamroff LLP as Special Counsel for Trustee. Objection Period Expires 1/30/24.

01/08/2024 Report of Sale of Membership Interest in 8491 Mayfield Acquisitions LLC (Dkt. No. 1353).

12/14/2023 Order Granting Motion to Sell Personal Property (Membership Interest in 8491 Mayfield Acquisitions LLC (Dkt. No. 1351).

12/08/2023 Trustee seeking to retain NY counsel to collect on judgments.

12/06/2023 Notice of Status Conference scheduled for 1/17/24 at 9:30 a.m. regarding Adversary Case No. 23-01002 - Complaint against Earl R. Davis and other.

11/21/2023 Motion and Notice to Sell Personal Property (Membership Interests in 8491 Mayfield Acquisitions, LLC filed. Objection period expires on 12/12/23.

11/07/2023 Order Granting Final Application of Shapero & Green LLC for Approval of Compensation and Reimbursement of Expenses. [Doc. No. 1347]

10/25/2023 Order Granting Motion for Approval to Compromise and Settlement of Claims (Calabrese).

09/29/2023 Motion and Notice to Approve Compromise under Rule 9019 Between the Chapter 7 Trustee; Steven A. Calabrese; Steven A. Calabrese, Trustee, UTA dated 6/25/91 and restated 6/16/97; FCCC Co. II LLC; and Madison Real Estate Developers, LLC filed (Doc Nos 1341 & 1342). Objection period expires on October 20, 2023.

08/16/2023 Order Granting Motion to Approve Compromise under Rule 9019 between the Trustee and Earl R. Davis entered (Doc. No. 1338).

08/16/2023 Order Granting Motion to Approve Compromise under Rule 9019 between the Trustee and Davis Family Real Estate Holdings, Inc. entered (Doc. No. 1337).

07/31/2023 Motion to Approve Compromise under Rule 9019 between Trustee and Earl Davis filed (Dkt. 1331)

07/17/2023 Motion and Notice to Approve Compromise to resolve claims between Trustee and Davis Family Real Estate Holdings, Inc. filed (Doc. No. 1330). Objection period expires 08/07/23.

Proposed Order submitted to Court on 7/17/23.

07/17/2023 Motion to Approve Compromise under Rule 9019 between Trustee and Davis Family Real Estate Holding, Inc. (Dkt. #1328)

07/05/2023 Withdrawal of Claim No. 128 by Citizens Bank, NA filed on June 13, 2023 filed in error. One June 13, 2023, Citizens also filed amended Claim 28 which remains as Citizens' validly filed claim and is not withdrawn. (Doc No. 1327).

06/27/2023 JNC updated claim No. 28 per 2nd Amended Claim filed on 6/13/23.

06/27/2023 Agreed Order Granting Final Application for Compensation for Vorys (Doc. No. 1299).

06/26/2023 Final Fee Application and Notice of Hearing on Final Fee Application for Special Counsel, Shapero & Green LLC for \$3,990.00 filed. Objection Period up 08/08/23; Hearing to be held on 8/15/23 at 10:00 A.M.

06/26/2023 Agreed Order Granting Final Application for Compensation for Vorys (Doc. No. 1323). Fees allowed \$1,742,024.20 and Expenses of \$51,994.94.

06/20/2023 Accountant Fee Application and Notice for Howard Klein and Marcum LLP filed. Objection period up July 18, 2023 and hearing scheduled for 7/25/23 at 10:00 a.m. before Judge Price.

06/20/2023 Adversary Case No. 23-01016 - Closed.

06/20/2023 Final Application for Compensation of Leslie E. Wargo, Esq, as Special Counsel for Trustee - Fees \$23,100.00 and Expenses \$0.00.

06/20/2023 Final Application for Compensation of Leslie E. Wargo Esq., as Special Counsel for Trustee (Doc. No. 1314).

05/31/2023 Notice of Abandonment (Certain Valueless Equity Interests) filed by Trustee (Doc. No. 1312).

05/30/2023 In re: AP Case- Motion and Notice of Trustee's Motion for Judgment Debtor's Exam filed. Objections due by June 20, 2023 and hearing scheduled for June 27, 2023.

05/30/2023 Order Granting Motion to Extent Time in Which the UST may File a Response to the Chapter 7 Fee Application of Vorys entered (Doc. No. 1311).

SUBTOTALS

\$0.00

\$0.00

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 28

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets

05/23/2023 Order Granting Motion to Withdraw as counsel.

05/17/2023 Withdrawal of Claim #127 filed by Ohio Department of Taxation (Doc. No. 1303).

05/12/2023 Report of Sale of Membership Interest in Midway/Industrial Campus Co., Ltd. and Madison (Doc. No. 1301)
Report of Sale of Membership Interest in 27981 Euclid Cop., LLC filed (Doc. No. 1302).

05/09/2023 Final Application and Notice for Compensation for Vorys filed. Fees \$1,753,635 and Expenses \$52,146.94 (Doc. No. 1299 & 1300). Hearing scheduled for 6/6/23 at 10:00 a.m..

05/08/2023 ADVERSARY CASE NO. 20-01013 - CLOSED.

05/03/2023 Notice of Abandonment of Rockefeller Oil Co., LLP. filed. Objection period expires on 05/17/23,

04/19/2023 Withdrawal of Claims by Diane M. Osborne and Diane M. Osborne Trust - each and every claim filed by them has been withdrawn including Proof of Claims #68 and #72. [Doc. No. 1293]

04/18/2023 Trustee's Notice of Proposed Abandonment (Certain Unsold Equity Interests) filed. [Doc. No. 1292]
Objection period expires 5/2/23.

04/18/2023 Trustee's Notice of Proposed Abandonment of Certain Unsold Equity Interests (Various Membership Interests) (Doc No. 1292).

04/18/2023 Motion and Notice of Motion for Default filed. Obj. period up 05/16/23.

04/18/2023 Motion and Notice for Default filed in AP #23-01016. Objection period expires on 5/16/23.

04/14/2023 Claim No. 99 Withdrawn. (Doc. No. 1289)

04/14/2023 Motion and Notice for Summary Judgment filed in AP #23-01002. Objection period expires on 5/16/23.

04/13/2023 Order Granting Motion to Sell Property Free and Clear of Liens under Section 363(f) - Membership Interests in Midway Industrial Campus Co., Ltd and Madison/Route 20, LLC. entered. [Doc. No. 1288]

04/13/2023 Order Granting Motion of Trustee to Sell Personal Property - Membership Interests in 27981 Euclid Co., LLC entered. [Doc. No. 1287]

04/04/2023 Trustee's Report of Sale of Membership Interest in Yellowbrick Storage, LLC filed [Doc. No. 1282]

04/04/2023 Trustee's Reports of Sale of in Membership Interest filled today for the following Assets:

Asset No. 255 - Yellowbrick Storage, LLC. [Doc. No.1282];
Asset No. 194 - Back Land LLC [Doc. No. 1283];
Asset No.198 - Blackbrook Road LLC [Doc. No. 1284];
Asset No. 207 - Front Land, LLC [Doc. No. 1285]; and
Asset No. 238 - Painesville Ballfield, LLC [Doc. No. 1286]

03/15/2023 Motion and Notice of Trustee to Sell Property - Membership Interest in Midway Industrial Campus Co., LTD and Madison/route 20, LLC filed. (Doc Nos. 1278 & 1279)

03/14/2023 Notice of Motion to Sell Membership Interest in 27981 Euclid Co., LLC. (Doc No. 1277)

03/13/2023 Notice of Withdrawal of Claim No. 9 filed by The Huntington National Bank filed.

03/10/2023 Motion and Notice to Sell Property Free and Clear of Liens (Membership Interests in 27981 Euclid Co., LLC, and RMO Entities properties [Doc. No. 1274]; bidding prodce0dures due my 4/4-5/23.05/ Responses due by April 4, 2023 and hearing to be held on 4/11/23 at 10:00 a.m.

03/10/2023 Motion of Trustee o to Sell Membership Interests in the amount of 27981 in 27981 Euclid to -

03/01/2023 Order Granting Motion to Sell Property Free and Clear of Liens under Section 363(f) Trustee's Third Motion for Entry of an Order (I) Authorizing and Approving Sale of Equity Interests, (II) Approving Competitive and Interactive Bidding Procedures for the Sale of Equity Interests, and (III) Approving Form and Manner of Notice.

SUBTOTALS \$0.00 \$0.00

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 29

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets

02/28/2023 Hearing Held on Motion to Sell Property Free and Clear (Doc. No. 1259) - Granted.

02/28/2023 Withdrawal of Claim No. 9 filed (Doc. No. 1269).

02/15/2023 Order Granting Motion to Amend Order Granting Trustee's Second Motion for Entry of Order (1) Authorizing and Approving Sale of Equity Interests, (II) Approving Competitive and Interactive Bidding Procedures for the Sale of Equity Interest, and (III) Approving Form and Manner of Notice Filed by Trustee. (Doc.No.1263)

02/15/2023 Order Granting Motion to Approve Compromise under Rule 9019 between the Chapter 7 Trustee; Diane M. Osborne, trustee of the Diane M. Osborne Trust; Diane M. Osborn, individually; OsAir, Inc.; and the Office of Child Support Services filed by Tssutee. (Doc Np. 1247)

02/07/2023 Notice of Withdrawal of Drew Parobek as Counsel for Trustee. (Doc No. 1261)

01/31/2023 Report of Sale of Tatonka Membership Interests filed. (Doc. No. 1258)

01/17/2023 Motion and Notice to Amend Order Granting Trustee's Second Motion for Entry of Order (I) Authorizing and Approving Sale of Equity Interest, (II) Approving Competitive and Interactive Bidding Procedures for the Sale of Equity Interests, and (III) Approving Form and Manner of Notice filed by Trustee. (Doc. No. 1255 related to document 1240)

01/10/2023 Withdraw of Motion to Approve Compromise under Rule 9019 and for Modification of Sale Order. (Doc. No. 1252 related to Doc. No. 1249)

01/05/2023 Motion to Approve Compromise under Rule 9019 and for Modification of Sale Order filed. [Doc. Nos. 1249]

01/05/2023 Motion to Expedite Hearing and Shorten Notice on Trustee's Motion for Modification of Sale Order and Approval of Compromise filed. [Doc. No. 1250]

12/30/2022 Trustee working with accountant to prepare tax appeal relating to PA penalty tax.

12/30/2022 Trustee working with counsel to liquidate remaining entity interests and to collect on breach of contract claims for purchaser who failed to close on purchases. Trustee anticipating filing TFR by 6/30/2023.

12/29/2022 Motion and Notice to Approve Compromise under Rule 9019 between the Chapter 7 Trustee, Diane M. Osborne, Trustee of the Diane M. Osborne Trust; Diane M. Osborne, Individually; OsAir, Inc.; and the Office of Child Support Services filed by Trustee. [Doc No. 1247]

12/14/2022 Order Granting Motion to Pay Auctioneer Fees and Expenses for Auction of Wellscraft Scarab filed. [Doc No. 1245]

12/13/2022 Notice of (1) Bidding Procedures related to the Sale of equity Interests and (II) Scheduling of Sale and Bidding Process filed 12/13/22 [Docket No. 1244]

12/09/2022 Order Granting Motion for Sale of Property Under Section 363(b) Trustee's Second Motion for Entry of Order (I) Authorizing and Approving Sale of Equity Interests, (II) Approving Competitive and Interactive Bidding Procedures for the Sale of Equity Interest, and (III) Approving Form and Manner of Notice filed by Trustee filed with Court [Doc. No. 1240].

12/09/2022 Order Granting Motion to Sell Property Free and Clear of Liens (Membership Interests in Tatonka Oil Co, LLC) [Doc. No. 1241].

12/06/2022 Notice Regarding Auction (Membership Interest in Tatonka Oil Co. LLC) filed (Doc. No. 1239).

12/06/2022 Hearings Not held - No Responses to Motion to Pay Auctioneer and Motion for Sale of Property - waiting for Orders to be filed.

11/08/2022 Report of Sale of Wellcraft Scarab for \$22,000 (Asset No. 144) [Doc. No. 1234].

11/08/2022 Notice of Abandonment in Membership Interest in David Oil Co., LLC (100%) and Membership Interest in Achievement, Ltd. (100%) filed. [Doc. No. 1230]

11/08/2022 Notice of Abandonment in Certain Valueless Equity Interests (See Doc. No. 1231).

11/08/2022 Trustee's Second Motion for Entry of an Order (I) Authorizing and Approving sale of Equity Interests, (II) Approving Competitive and Interactive Bidding Procedures for the Sale of Equity Interest, and (III) Approving Form and Manner of Notice filed. [Doc. No. 1232] Hearing scheduled for 12/06/22 at 10:00 a.m.

11/08/2022 Motion and Notice to Pay Auctioneer Fees and Expenses for Auction of Wellscraft Scarab filed (Doc. No. 1235).

11/03/2022 Order Granting Motion to Sell Membership Interest in 8491 Mayfield Acquisitions, LLC for \$15,000.00 [Doc. No. 1228].

11/01/2022 Motion and Notic to Sell Membership Interests in Tatonka Oil Co., LLC filed. Objection period expires 11/29/22 and hearing set for 12/6/22 at 10:00 a.m. [Doc. No. 1223]

10/31/2022 Notice of Additional Bidder regarding Membership Interests in 8491 Mayfield Acquisitions, LLC for \$15,000 [Doc. No. 1225].

SUBTOTALS

\$0.00

\$0.00

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 30

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets

09/30/2022 Motion and Notice to Sell Property (Membership Interest in 8494 Mayfield Acquisitions LLC) (Doc. No. 1223) filed. Objection period expires 10/25/22 and Hearing set for 11/1/22 at 10:00.

09/26/2022 Report of Sale of Membership Interests in Great Lakes Parkway LLC (Doc No. 1222).

09/15/2022 Hearing scheduled for 10/8/22 at 10:00 a.m. Regarding Trustee's Notice of Intent to Sell Personal Property (Boat).

09/13/2022 Order Granting Motion of Trustee to Sell Personal Property (Boat) filed.

08/15/2022 Order Appointing Neal Grossman as Auctioneer filed. (Doc. No. 1214)

08/10/2022 Pretrial Hearing scheduled for Tuesday, 30, 2022 at 1:30 p.m. before Judg Harris.

08/09/2022 Order to Employ Grossman as auctioneer has been uploaded with court.

07/22/2022 Application to Employ Auctioneer, Neal Grossman, filed; Motion and Notice to Sell Personal Property (Boat) filed.

07/21/2022 Withdrawal of Motion filed by Creditor Cobra Pipeline Co. LTD. for Order Requiring the Case Trustee to Execute Deeds.

07/21/2022 Adversary Case Closed #20-01059 - Coniglio v. Louie V, LLC et al.

07/14/2022 Limited Response to Trustees First Motion for Entry of Order Authorizing and Approving Sale of Equity Interests (doc. no. 1194) filed and emailed copy to Trustee.

07/11/2022 Motion and Notice for Order Requiring Case Trustee to Execute Deeds filed by Creditor, Cobra Pipeine Co. LTD. Objections due by July 22, 2022 and hearing set for 8/2/22 at 10:00 a.m,

07/06/2022 Certificate of Service filed by Trustee regarding Order on Motion for Sale of Property under Section 363(b)).

07/06/2022 Notice of Bidding Procedures related to the Sale of Equity Interest and Scheduling of Sale and Bidding Process filed.

07/05/2022 Motion for Entry of Order Authorizing and Approving Surcharge - Hearing ; Notice of Notice Obj Period ends 11/10/22l Surcharge Motion for Attorney Fees PA Compound; Fifth Stipulation Granting Extension of Time Respond to Trustee's; and Sixth Stipulation Granting Extension to Respond filed with Court.

06/30/2022 Order Granting Motion for Sale of Property Under Section 363(b) Trustee's First Motion for Entry of Order Authorizing and approving sale of equity Interest, and Approving Competitive and Interactive Bidding Procedures for the Sale of Equity Interests, and Approving Form and Manner of Notice filed with Court.

06/28/2022 Motion and Notice for Entry of Order Authorizing and Approving Surcharge of Collateral filed; Surcharge Motion for Attorneys Fees PA Compound and Fifth Stipulation Granting Extension of time to Respond to Trustees Surcharge Motion expires July 12.

06/15/2022 Motion and Notice for Voluntary Dismissal filed in Adversary Case. Objection period expires on 7/12/22 and hearing set for 7/19/22.

06/10/2022 Court's Notice of Rescheduled Hearing on Motion for Entry of an Order Authorizing and approving the Surcharge of Collateral for the Attorneys Fees and Costs Incurred by Trustee and Objection to Motion by Diane Osborne - Hearing rescheduled for 8/2/22 at 1:30 PM - AIH.

05/31/2022 Motion and Notice for Sale of Property under Section 363(b) filed.

04/28/2022 Order Granting Motion to Approve Compromise under Rule 9019 between Trustee , Beth Ann Osborne and Louie V, LLC filed with Court. (Doc #1189)

03/15/2022 Motion and Notice to Sell Personal Property- Membership interest in 27981Euclid Co. LLC, - Responses due by Aril 4, 2023.; Notice of Hearing set for 4/11/23 at 23 at 10:00 a.m.

03/11/2022 The following claims have been withdrawn by Claimants: #105, 106, 107 - MAKE SURE THEY ARE MARKED THAT WAY ON CLAIMS REGISTER!

03/03/2022 Cut checks for State and PA Taxes and mail with signed returns.

03/01/2022 Hearing on Trustee's Motion to Vacate Agreed Order Granting Motion of Dian Osborne for Relief from Stay (Objection by Diane Osborne filed) adjourned to 7/19/22 at 1:30 p.m.

02/09/2022 Order Granting Motion for an Order Authorizing the Trustee to Exercise Debtor's Equity Interest in Certain Entities to Dissolve and/or Cause the Liquidation of the Assets of Such Entities.

02/01/2022 Motion and Notice filed with Court to pay State Taxes and PA taxes as administrative expenses.

SUBTOTALS

\$0.00

\$0.00

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 31

Case No.: 17-17361
Case Name: OSBORNE, RICHARD M
For the Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Date Filed (f) or Converted (c): 07/03/2019 (c)
§341(a) Meeting Date: 08/16/2019
Claims Bar Date: 03/02/2020

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Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets

01/04/2022 Trustee has filed Dissolution Proceeding for OsAir and receiver has been appointed. Trustee currently working with Counsel to effectuate dissolution and/or liquidation of remaining business assets.

12/01/2021 Order Granting Motion to Distribute Sale Proceeds filed with Court.

11/02/2021 Trustee filed Motion to Distribute Sale Proceeds with Court; Objection period expires 11/23/21 and hearing set for 11/30/21 at 10:00 AM

06/30/2021 Motion to withdrawal as Debtor's counsel due to Death of Debtor filed by Fred Schwieg - hearing set for July 27, 2021 at 10:00 a.m. (Hearing is 7/27/21 at 10:00 am.

01/21/2021 Trustee has liquidated all real estate owned directly by Debtor. Trustee is continuing to pursue litigation claims and liquidation of business interests.

10/02/2019 Order entered approving Application to Employ Howard Klein as Accountant for Trustee. Trustee investigating potential avoidance actions and other estate causes of actions.

09/13/2019 Agreed order entered extending deadline for Chapter 7 Trustee to object to discharge through and including January 15, 2020.

09/04/2019 Order entered extending deadline to assume or reject executory contracts through June 1, 2020.

08/29/2019 Order to Employ AG Real Estate Group & Eric Silver as Realtor and Property Manager entered by Court. Trustee pursuing liquidation of real property assets.

08/12/2019 Order entered authorizing retention of Leslie Wargo as counsel to trustee. Wargo to continue litigation adverse to Home Savings Bank and Gorman.

07/31/2019 Initial DSO Letters Mailed.

07/31/2019 Order entered authorizing operations of Debtor's personal rental business(es) through January 23, 2019.

07/29/2019 Order entered approving retention of Vorys, Sater, Seymour & Pease LLP as counsel to trustee.

Initial Projected Date Of Final Report (TFR): 12/31/2022

Current Projected Date Of Final Report (TFR): 12/31/2025

/s/ KARI B. CONIGLIO
KARI B. CONIGLIO

FORM 2

CASH RECEIPTS AND DISBURSEMENTS RECORD

Page No: 1

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **..***3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Huntington National Bank
Checking Acct #: *****2848
Account Title: Huntington National Bank
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
10/08/2019	(39)	Javier Fagerdo	Rental Income 7482 Center Street	1122-000	\$850.00		\$850.00
10/08/2019	(39)	Javier Fagerdo	Rental Income 7482 Center Street	1122-000	\$950.00		\$1,800.00
10/08/2019	(41)	Joyce Maikut	Rental Income on 7474 Presley	1122-000	\$1,000.00		\$2,800.00
10/08/2019	(41)	Joyce Maikut	Rental Income on 7474 Presley	1122-000	\$1,000.00		\$3,800.00
10/08/2019	(173)	Cheryl Spetz	Rental Income on 15499 Kinsman	1129-000	\$600.00		\$4,400.00
10/08/2019	(173)	Cheryl Spetz	Rental Income on 15499 Kinsman Returned NSF	1129-000	\$600.00		\$5,000.00
10/08/2019	(358)	Airgas	Rental Income Painesville Lot	1222-000	\$1,322.50		\$6,322.50
10/08/2019	(359)	Richard Balog	Rental Income 7792 Ravenna	1122-000	\$500.00		\$6,822.50
10/08/2019	(359)	Richard Balog	Rental Income 7792 Ravena	1122-000	\$500.00		\$7,322.50
10/08/2019	(360)	Ann Brown	Rental Income 11579 Girdled	1122-000	\$1,100.00		\$8,422.50
10/08/2019	(360)	Ann Brown	Rental Income 11579 Girdled	1122-000	\$1,100.00		\$9,522.50
10/08/2019	(361)	R & G RVS LLC	Rental Income on 6912 St. Rt 44(lot)	1122-000	\$100.00		\$9,622.50
10/08/2019	(361)	R & G RVS LLC	Rental Income on 6912 St. Rt 44(lot)	1122-000	\$500.00		\$10,122.50
10/11/2019	(382)	Mark Zukowski	Rental Income on 5660 Vrooman Rd., Leyroy Township	1222-000	\$1,100.00		\$11,222.50
10/17/2019	(173)	Cheryl Spetz	Rental Income on 15499 Kinsman Returned NSF	1129-000	(\$600.00)		\$10,622.50
10/22/2019	(173)	Cheryl Spetz	Rental Income 15499 Kinsman	1129-000	\$650.00		\$11,272.50
10/24/2019	1	Bonnie Speed Delivery	Bonnie Speed Delivery	2990-000		\$18.00	\$11,254.50
10/24/2019	2	Best Checks, Inc	Best Checks, Inc	2990-000		\$108.52	\$11,145.98
10/24/2019	3	Ag Real Estate Group, Inc	Ag Real Estate Group, Inc	3991-460		\$86.34	\$11,059.64
10/24/2019	4	State Farm Insurance	Insurance for 1180 West Jackson	2420-753		\$46.33	\$11,013.31
10/24/2019	5	West Guard Insurance	Insurance for 730 Columbia	2420-753		\$140.00	\$10,873.31
10/24/2019	6	Ag Real Estate Group, Inc	Ag Real Estate Group, Inc	3991-460		\$7.92	\$10,865.39
10/24/2019	7	Ag Real Estate Group Inc	Ag Real Estate Group Inc	3991-460		\$12.00	\$10,853.39
10/31/2019	1	VOID: Bonnie Speed Delivery	Voided Check	2990-003		(\$18.00)	\$10,871.39
10/31/2019	2	VOID: Best Checks, Inc	Voided Check	2990-003		(\$108.52)	\$10,979.91

SUBTOTALS \$11,272.50 \$292.59

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page No: 2

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Huntington National Bank
Checking Acct #: *****2848
Account Title: Huntington National Bank
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
10/31/2019	3	VOID: Ag Real Estate Group, Inc	Voided Check	3991-463		(\$86.34)	\$11,066.25
10/31/2019	6	VOID: Ag Real Estate Group, Inc	Voided Check	3991-463		(\$7.92)	\$11,074.17
10/31/2019	7	VOID: Ag Real Estate Group Inc	Voided Check	3991-463		(\$12.00)	\$11,086.17
11/05/2019	(359)	Balog, Richard	7792 RAVENNA RD, CONCORD TOWNSHIP OH 44077	1122-000	\$500.00		\$11,586.17
11/07/2019	(173)	Spetz, Cheryl	MEMBERSHIP INTERESTS IN 15499 KINSMAN ROAD LLC (100%)	1129-000	\$600.00		\$12,186.17
11/07/2019	(360)	Brown, Ann	11579 GIRDLED RD, CONCORD TOWNSHIP, OH	1122-000	\$1,100.00		\$13,286.17
11/07/2019	(361)	R & G RVS LLC	Month to Month Lease of 6912 ST RT 44, RAVENNA, OH	1122-000	\$400.00		\$13,686.17
11/11/2019	5	VOID: West Guard Insurance	Void Check 5	2420-753		(\$140.00)	\$13,826.17
11/11/2019	9	The Morrow Group & Co	730 Columbia 5052 Building Insurance Expense	2990-000		\$140.00	\$13,686.17
11/13/2019	(382)	Zukowski, Mark	5660 VROOMAN RD, LEROY TOWNSHIP, OH	1222-000	\$1,100.00		\$14,786.17
11/13/2019		Foremost	5052 Building Insurance Expense 7317 Reynolds	2990-000		\$248.98	\$14,537.19
11/14/2019		1320 Exchange Receivables	1320 Exchange Receivables Fees reimbursed for vendor fee due to payments returned	2990-000		(\$52.50)	\$14,589.69
11/15/2019		5052 Building Insurance Expense	5052 Building Insurance Expense Refund	2990-000		(\$6.00)	\$14,595.69
11/15/2019		State Farm Insurance	5052 Building Insurance Expense 1180	2420-750		\$93.66	\$14,502.03
11/15/2019		Huntington National Bank	Bank Fees	2600-000		\$13.00	\$14,489.03
11/15/2019		Huntington National Bank	Bank Fees	2600-000		\$3.00	\$14,486.03
11/19/2019		WestGURARD Insurance Company	5052 Building Insurance Expense RIHO090240	2420-750		\$256.80	\$14,229.23
11/19/2019		WestGURARD Insurance Company	5052 Building Insurance Expense RIHO090246	2420-750		\$234.40	\$13,994.83
11/19/2019		WestGURARD Insurance Company	5052 Building Insurance Expense RIHO090239	2420-750		\$163.60	\$13,831.23
11/19/2019		WestGURARD Insurance Company	5052 Building Insurance Expense RIHO090248	2420-750		\$155.60	\$13,675.63
11/20/2019	4	VOID: State Farm Insurance	Void Check 4	2420-753		(\$46.33)	\$13,721.96

SUBTOTALS \$3,700.00 \$957.95

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page No: 3

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Huntington National Bank
Checking Acct #: *****2848
Account Title: Huntington National Bank
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
11/22/2019	11	Bonnie Speed Delivery Inc.	Bonnie Speed Delivery Inc.	*		\$30.50	\$13,691.46
			1320 Exchange Receivables fee reimbursed by the bank (\$18.00)	2690-470			\$13,691.46
			5354 Postage Huntington token (\$12.50)	2690-470			\$13,691.46
11/22/2019	12	Best Checks, Inc.	5356 Office Expense 500 checks	*		\$118.52	\$13,572.94
			5356 Office Expense 500 checks (\$108.52)	2990-000			\$13,572.94
			1320 Exchange Receivables fee reimbursed by Huntington (\$10.00)	2990-000			\$13,572.94
11/22/2019	13	Ag Real Estate Group, Inc.	AG Real Estate Group, Inc. - Misc. Expenses	*		\$106.26	\$13,466.68
			5354 Postage 8/2019 (\$12.00)	2990-000			\$13,466.68
			5109 Miscellaneous Repairs Expense week of 9/9 onsite deliver new management notices (\$86.34)	2990-000			\$13,466.68
			5354 Postage 9/2019 (\$7.92)	2990-000			\$13,466.68
11/22/2019	14	State Farm Insurance	1320 Exchange Receivables fee reimbursed by Huntington	2990-000		\$30.00	\$13,436.68
12/02/2019	(359)	Balog, Richard	7792 RAVENNA RD, CONCORD TOWNSHIP OH 44077	1122-000	\$500.00		\$13,936.68
12/05/2019	(360)	Brown, Ann	11579 Girdled Rd., Concord Township, OH	1122-000	\$1,100.00		\$15,036.68
12/10/2019	(361)	R & G RVS LLC	Month to Month Lease of 6912 St. Rt. 44, Ravenna, Ohio	1122-000	\$500.00		\$15,536.68
12/13/2019	(358)	Airgas	Rental Income Painesville Lot	1222-000	\$2,645.00		\$18,181.68
12/16/2019		Huntington National Bank	Statement Charge	2600-000		\$3.00	\$18,178.68
01/09/2020	(359)	Balog, Richard	7792 RAVENNA RD, CONCORD TOWNSHIP OH 44077	1122-000	\$500.00		\$18,678.68
01/14/2020	15	Ag Real Estate Group, Inc.	Ag Real Estate Group, Inc	2690-473		\$7.92	\$18,670.76
01/14/2020	15	VOID: Ag Real Estate Group, Inc.	Voided Check #15	2990-003		(\$7.92)	\$18,678.68
01/14/2020	16	Ag Real Estate Group, Inc.	AG Real Estate Group, Inc.	2690-470		\$160.80	\$18,517.88

SUBTOTALS \$5,245.00 \$449.08

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Huntington National Bank
Checking Acct #: *****2848
Account Title: Huntington National Bank
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
01/14/2020	17	Ag Real Estate Group, Inc	AG Real Estate Group, Inc. - Misc. Expense	2690-470		\$9.60	\$18,508.28
01/14/2020	18	Ag Real Estate Group, Inc.	AG Real Estate Group, Inc. - Misc. Expense	2690-470		\$29.32	\$18,478.96
01/14/2020	19	Ag Real Estate Group, Inc	AG Real Estate Group, Inc. - Misc. Expense	2690-470		\$8.40	\$18,470.56
01/14/2020	20	Ag Real Estate Group, Inc	Ag Real Estate Group, Inc	2690-470		\$3.60	\$18,466.96
01/31/2020		Huntington National Bank	Bank Service Charge	2600-000		\$5.00	\$18,461.96
02/05/2020	(359)	Richard, Balog	7792 RAVENNA RD, CONCORD TOWNSHIP OH 44077	1122-000	\$500.00		\$18,961.96
02/06/2020	21	Lake County Title	Lien Search Payment	3991-463		\$1,800.00	\$17,161.96
02/06/2020	22	Ag Real Estate Group, Inc.	Ag Real Estate Group, Inc	2690-470		\$6.52	\$17,155.44
02/06/2020	23	The Morrow Group & Co.	Check was Voided as it was uncashed.	2990-003		\$237.00	\$16,918.44
02/17/2020	21	VOID: Lake County Title	Title Search Fees (VOIDED)	3991-463		(\$1,800.00)	\$18,718.44
02/29/2020		Huntington Bank	Statement Charge	2600-000		\$5.00	\$18,713.44
03/03/2020	24	Ag Real Estate Group, Inc.	Management Fees	3991-460		\$6,750.00	\$11,963.44
03/03/2020	25	Ag Real Estate Group, Inc.	Ag Real Estate Group, Inc	3991-460		\$210.80	\$11,752.64
03/18/2020	(382)	Zukowski, Mark	Rental Income on 5660 Vrooman Rd., Leyroy Township	1222-000	\$1,100.00		\$12,852.64
03/18/2020	(382)	Zukowski, Mark	Rental Income on 5660 Vrooman Rd., Leyroy Township	1222-000	\$1,100.00		\$13,952.64
04/23/2020	26	Ag Real Estate Group, Inc.	Ag Real Estate Group, Inc - Misc. Expense	2690-470		\$3.00	\$13,949.64
04/23/2020	27	Lake County Title	Title Search Fees	3991-460		\$5,600.00	\$8,349.64
04/23/2020	28	Ag Real Estate Group, Inc.	Ag Real Estate Group, Inc	3991-460		\$200.00	\$8,149.64
04/23/2020	29	Ag Real Estate Group, Inc.	Ag Real Estate Group, Inc	3991-460		\$222.14	\$7,927.50
04/23/2020	30	Ag Real Estate Group, Inc	Ag Real Estate Group, Inc - Misc. Expense	2690-470		\$2.52	\$7,924.98
04/23/2020	31	Ag Real Estate Group, Inc	Ag Real Estate Group, Inc - Misc. Expense	2690-470		\$12.57	\$7,912.41
04/23/2020	32	Ag Real Estate Group, Inc	Ag Real Estate Group, Inc - Misc. Expense	2690-470		\$79.05	\$7,833.36
04/23/2020	33	Ag Real Estate Group, Inc	Ag Real Estate Group, Inc	3991-000		\$306.70	\$7,526.66
04/23/2020	34	Ag Real Estate Group, Inc.	Ag Real Estate Group, Inc - Misc. Expense	2690-470		\$12.58	\$7,514.08

SUBTOTALS \$2,700.00 \$13,703.80

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **..***3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Huntington National Bank
Checking Acct #: *****2848
Account Title: Huntington National Bank
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
06/18/2020	23	VOID: The Morrow Group & Co.	Payment	2990-003		(\$237.00)	\$7,751.08
06/18/2020	35	Ag Real Estate Group, Inc.	Ag Real Estate Group, Inc - Misc. Expense	2690-470		\$70.30	\$7,680.78
06/18/2020	36	Ag Real Estate Group, Inc.	Ag Real Estate Group, Inc - Misc. Expense	2690-470		\$1.20	\$7,679.58
06/18/2020	37	Ag Real Estate Group, Inc	Ag Real Estate Group, Inc - Misc. Expense	2690-470		\$36.72	\$7,642.86
06/18/2020	38	CUI Services	Payment To Chamar - for grass cutting.	2690-470		\$154.44	\$7,488.42
07/22/2020	(382)	Mark Zukowski	Rental Income on 5660 Vrooman Rd., Leyroy Township	1222-000	\$3,300.00		\$10,788.42
08/12/2020	39	CUI Services	Payment To Chamar - for grass cutting.	2690-470		\$154.44	\$10,633.98
09/30/2020	40	Kari B. Coniglio	Remaining proceeds in Huntington Account from AG Real Estate account transferred to Trustee's Account in order to close AG's Account.	9999-000		\$10,633.98	\$0.00

TOTALS:	\$26,217.50	\$26,217.50	\$0.00
Less: Bank transfers/CDs	\$0.00	\$10,633.98	
Subtotal	\$26,217.50	\$15,583.52	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$26,217.50	\$15,583.52	

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 11/21/2019 to 12/31/2024

Total Compensable Receipts:	\$26,217.50
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$26,217.50
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$15,583.52
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$15,583.52
Total Internal/Transfer Disbursements:	\$10,633.98

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
07/23/2019	(173)	Cheryl A. Spetz	Septic Tank Invoice	1129-000	\$115.00		\$115.00
07/23/2019	(236)	Michael Ray Boone Sr.	July Rent	1222-000	\$600.00		\$715.00
07/23/2019	(244)	ErieBank	Proceeds of Sale of Assets of Rockefeller Oil Company, LLC to Pine Tree Oil, LLC. Funds Accepted "Under Dispute"	1129-000	\$200,000.00		\$200,715.00
07/23/2019	(357)	Robert J. Fratus	Rent for 1180 W. Jackson	1122-000	\$1,400.00		\$202,115.00
07/23/2019	(368)	US bancorp	Refund from US Bancorp	1229-000	\$0.74		\$202,115.74
08/08/2019	(213)	Catherine E. Groves	Distribution from Heisley-Hopkins, Inc. (August 2019 Rent - 730 Columbia Rd., Westlake, OH 44145)	1229-000	\$600.00		\$202,715.74
08/08/2019	(358)	Airgas Central Accounting Group	Airgas Rent for August 2019	1222-000	\$1,322.50		\$204,038.24
08/08/2019	(359)	Richard J. Balog	August 2019 Rent - 7792 Ravenna Rd., Concord, OH 44077	1122-000	\$500.00		\$204,538.24
08/08/2019	(360)	Ann M. Brown	August 2019 Rent - 586 E. Erie St., Painesville, OH 44077	1122-000	\$1,100.00		\$205,638.24
08/13/2019	(173)	Cheryl A. Spetz	August 2019 Rent - 15499 West High St., Middlefield, OH 44062-9277	1129-000	\$600.00		\$206,238.24
08/13/2019	(361)	R&G RVS LLC (Tony Papiska)	August 2019 Rent - 6913 N. Chestnut St., Ravenna, OH 44266	1122-000	\$500.00		\$206,738.24
09/03/2019	(213)	Catherine E. Groves	Distribution from Heisley-Hopkins, Inc. (Rent for September 2019)	1229-000	\$600.00		\$207,338.24
09/11/2019	(361)	R&G RVS LLC (Tony Papiska)	September 2019 Rent - 6913 N. Chestnut St., Ravenna, OH 44266	1122-000	\$500.00		\$207,838.24
09/23/2019		Transfer To: #*****7361	Transfer of all rent monies received to date into Rent Account.	9999-000		\$7,837.50	\$200,000.74
10/03/2019	1001	Insurance Partners	Policy #4705636 07/23/19 - 07/23/2020	2300-000		\$540.00	\$199,460.74
12/03/2019	2001	Ag Real Estate Group, Inc.	Management Fee- October 2019 Invoice No. 67270 Account #3675	2690-460		\$1,400.00	\$198,060.74

SUBTOTALS \$207,838.24 \$9,777.50

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
12/03/2019	2002	Ag Real Estate Group, Inc.	Management Fee - November 2019 Invoice #67873 Account #3675	2690-460		\$1,100.00	\$196,960.74
12/10/2019	(143)	Stephen I Sadove	Sadove Settlement Agreement Payment (Lake Placid)	1129-000	\$22,500.00		\$219,460.74
12/12/2019	(369)	Ohio Bureau of Workers' Compensation	Employer Premium Refund	1229-000	\$274.54		\$219,735.28
01/20/2020	(369)	The Ohio Bureau of Worker's Compensation	Employer Premium Refund	1229-000	\$544.26		\$220,279.54
02/12/2020		Lake County Title, LLC	Sale of VL Girdled Road/Concord, OH 44077	*	\$10,104.03		\$230,383.57
	{8}		Sale of VL Girdled Road/Concord, OH 44077 \$100,000.00	1110-000			\$230,383.57
			Document Service Fee to Lake County Title, LLC (\$75.00)	2500-000			\$230,383.57
			Commission to Foley Realtors, LLC (\$3,000.00)	3510-000			\$230,383.57
			Citizens Bank, NA (\$74,095.25)	4110-000			\$230,383.57
			Lake County Treasurer (\$5,756.70)	4700-000			\$230,383.57
			Admin Fee to Century 21 Homestar (\$250.00)	2500-000			\$230,383.57
			County Taxes 07/01/19 to 02/11/20 (\$805.52)	2820-000			\$230,383.57
			Settlement Fee to Lake County Title, LLC (\$275.00)	2500-000			\$230,383.57
			Wire Fee to Lake County Title, LLC (\$25.00)	2500-000			\$230,383.57
			Title - Owner's Title Insurance to Lake County Title LLC (\$287.50)	2500-000			\$230,383.57
			Title Exam to Exam Pros LLC (\$325.00)	2500-000			\$230,383.57
			Addition mistake on Settlement Statement (\$1.00)	2500-000			\$230,383.57
			Commission to Century 21 Homestar (\$5,000.00)	3510-000			\$230,383.57
02/17/2020	(370)	Huntington National Bank	Accumulative Interest from DIP Accounts	1270-000	\$1,090.26		\$231,473.83

SUBTOTALS \$34,513.09 \$1,100.00

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page No: 8

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
02/17/2020	2003	Ag Real Estate Group, Inc.	Invoice #69749 Account #3675 Title Searches for RMO Properties (18 * 200)	2990-000		\$1,800.00	\$229,673.83
04/22/2020		Lake County Title, LLC	Sale of 7792 Ravenna Rd./Concord Township, OH	*	\$8,761.52		\$238,435.35
	{10}		Sale of 7792 Ravenna Rd./Concord Township, OH \$125,000.00	1110-000			\$238,435.35
			County Taxes 07/01/19 to 04/20/20 (\$1,646.63)	2820-000			\$238,435.35
			Commission to AG Real Estate Group (\$8,250.00)	3510-000			\$238,435.35
			Delinquent Property Taxes to Lake County Treasurer (\$42,090.68)	4700-000			\$238,435.35
			Payoff of First Mortgage Loan to Citizens (\$64,251.17)	4110-000			\$238,435.35
06/16/2020	(158)	United States Treasury	Proceeds from the PA Compound Insurance Policy	1249-000	\$240,352.71		\$478,788.06
06/16/2020	(158)	United States Treasury	Proceeds from the PA Compound Insurance Policy	1249-000	\$7,450.03		\$486,238.09
07/16/2020		Transfer From: #*****7361	Transfer Rent Account into Checking Account.	9999-000	\$3,960.00		\$490,198.09
07/16/2020		Transfer From: #*****7361	Transfer DIP Account Ending 4835 into Checking Account.	9999-000	\$35,014.80		\$525,212.89
07/16/2020		Transfer From: #*****7361	Transfer Funds as we do not need separate account open.	9999-000	\$10,097.14		\$535,310.03
07/20/2020		Lake County Title, LLC	Sale of 5660 Vrooman Rd./Mentor, OH 44060 & Vrooman Vacant Lot	*	\$36,241.29		\$571,551.32
	{25}		Gross Sales Price \$260,000.00	1110-000			\$571,551.32
			First Mortgage Payoff to Erle Bank (\$205,367.28)	4110-000			\$571,551.32
			County Taxes (\$3,391.43)	2500-000			\$571,551.32
			Ag Real Estate Group Inc. (\$15,000.00)	3510-000			\$571,551.32
07/31/2020	(INT)	Independent Bank	Interest	1270-000	\$6.24		\$571,557.56

SUBTOTALS \$341,883.73 \$1,800.00

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page No: 9

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
08/10/2020	2004	Insurance Partners Agency LLC	Chapter 7 Operating Bond, Richard M. Osborne - 20-21 Policy #4705636 07/23/2020 - 07/23/2021	2300-000		\$600.00	\$570,957.56
08/31/2020	(INT)	Independent Bank	Interest	1270-000	\$24.20		\$570,981.76
08/31/2020		Independent Bank	Account Analysis Charge	2600-000		\$2,114.36	\$568,867.40
09/01/2020		Madison Title Agency - PA Trust	Sale of Swede Road and Campbell Hill Road/Tidioute (Includes Asset Nos. 120,121, 122, 123, 124, 125)	*	\$1,694,824.39		\$2,263,691.79
	{119}		Sale of Swede Road and Campbell Hill Road/Tidioute (Includes Asset Nos. 120,121, 122, 123, 124, 125)	1110-000			\$2,263,691.79
			Auctioneer's Commission and auction related expenses (\$140,000.00)	3610-000			\$2,263,691.79
			tax adjustment (\$19,980.51)	2820-000			\$2,263,691.79
			Real Estate Taxes (\$35,195.10)	2820-000			\$2,263,691.79
09/01/2020	(126)	Madison Title Agency - PA Trust	Sale of 1547 Swede Road/Tidioute	1110-000	\$73,128.19		\$2,336,819.98
09/01/2020	(127)	Madison Title Agency - PA Trust	Sale of 2359 Campbell Rd.	1110-000	\$61,797.23		\$2,398,617.21

SUBTOTALS \$1,829,774.01 \$2,714.36

FORM 2

CASH RECEIPTS AND DISBURSEMENTS RECORD

Page No: 10

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
09/17/2020		Lake County Title, LLC	Sale of 6930 Old Heisley Rd/Mentor Ohio 44060 (Carve Out) (Sale includes Asset #43)	*	\$470.35		\$2,399,087.56
	{44}		Sale of 6930 Old Heisley Rd/Mentor Ohio 44060 (Carve Out) Sale includes Asset #43). \$7,500.00	1110-000			\$2,399,087.56
	{44}		Title Exam Credit \$200.00	1110-000			\$2,399,087.56
			County Taxes (\$48.31)	2820-000			\$2,399,087.56
			County Taxes (\$298.15)	2820-000			\$2,399,087.56
			AG Real Estate Group Inc (\$375.00)	3510-000			\$2,399,087.56
			RE/MAX Traditions (\$375.00)	3510-000			\$2,399,087.56
			Citizens Payoff (\$3,449.20)	4110-000			\$2,399,087.56
			Lake County Treasurer (\$1,862.71)	2500-000			\$2,399,087.56
			Lake County Treasurer (\$821.28)	2500-000			\$2,399,087.56
09/17/2020		Lake County Title, LLC	Sale of Spring Lake Boulevard/Painesville, OH (Carve Out)	*	\$260.64		\$2,399,348.20
	{63}		Sale of Spring Lake Boulevard/Painesville, OH (Carve Out) \$2,201.00	1110-000			\$2,399,348.20
	{63}		Title Exam Credit \$200.00	1110-000			\$2,399,348.20
			County Taxes (\$1.44)	2820-000			\$2,399,348.20
			Lake County Treasurer (\$220.10)	3510-000			\$2,399,348.20
			Lake County Treasurer (\$7.44)	2820-000			\$2,399,348.20
			Citizens Payoff (\$1,911.38)	4110-000			\$2,399,348.20
09/17/2020	(13)	Lake County Title, LLC	Sale of 11579 Girdled Rd/Concord, OH 44077 (Carve Out)	1110-000	\$16,349.20		\$2,415,697.40
09/17/2020	(13)	Lake County Title, LLC	Transaction Fee for Sale of 11579 Girdled Rd/Concord, OH 44077 (Carve Out)	1110-000	\$500.00		\$2,416,197.40

SUBTOTALS

\$17,580.19

\$0.00

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page No: 11

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **..***3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
09/17/2020	(44)	Lake County Title, LLC	Transaction Fee for Sale of 6930 Old Heisley Rd/Mentor Ohio 44060	1110-000	\$500.00		\$2,416,697.40
09/17/2020	(63)	Lake County Title, LLC	Transaction Fee for Sale of Spring Lake Boulevard/Painesville, OH	1110-000	\$500.00		\$2,417,197.40
09/30/2020	(INT)	Independent Bank	Interest	1270-000	\$96.13		\$2,417,293.53
09/30/2020		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$2,413,647.78
10/06/2020		Ag Real Estate Group, Inc. Property Manager	Funds to close out Huntington Bank account	9999-000	\$10,633.98		\$2,424,281.76
10/13/2020		Transfer From: #*****7361	Transfer DIP Account Ending 1968 into regular checking account.	9999-000	\$689,282.62		\$3,113,564.38
10/13/2020		Transfer From: #*****7361	Transfer from DIP Account to Main Bank Account. (Distribution of interest on the Reynolds Net Proceeds)	9999-000	\$1,850.59		\$3,115,414.97
10/22/2020	2005	Insurance Partners Agency LLC	Bond Premium Increase to \$5M Policy #4705636 Account No. 62437	2300-000		\$268.00	\$3,115,146.97
10/30/2020		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$3,111,501.22
10/31/2020	(INT)	Independent Bank	Interest	1270-000	\$120.52		\$3,111,621.74
11/10/2020		Lake County Title, LLC	Transaction Fee for 0 Lake Shore Boulevard (rear) Mentor, OH Parcel 19A-093-0-00-003-0	*	\$3,143.35		\$3,114,765.09
	{371}		Gross Sales Proceeds Lake Shore Boulevard (rear) \$45,000.00	1210-000			\$3,114,765.09
			County Taxes (\$200.00)	2820-000			\$3,114,765.09
			Ag Real Estate Group, Inc (\$2,250.00)	3510-000			\$3,114,765.09
			HomeEmart (\$2,250.00)	3510-000			\$3,114,765.09
			The Estate of Jerome T. Osborne Sr. (\$14,104.77)	8500-002			\$3,114,765.09
			Partial Payment to Citizens (\$23,051.88)	4110-000			\$3,114,765.09
11/10/2020	(371)	Lake County Title, LLC	Transaction Fee for 0 Lake Shore Boulevard (rear) Mentor, OH Parcel 19A-093-0-00-003-0	1210-000	\$500.00		\$3,115,265.09

SUBTOTALS \$706,627.19 \$7,559.50

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
11/13/2020		Transfer From: #*****7361	Transfer of Interest to General Account in order to close this account.	9999-000	\$7.96		\$3,115,273.05
11/13/2020		Transfer From: #*****7361	Transfer of Interest to General Account to close this account.	9999-000	\$11.30		\$3,115,284.35
11/13/2020	2006	Insurance Partners Agency LLC	Account #62437 Invoice #566080 Policy #050543W - Chapter 7 Supplemental- Richard M. Osborne - New Chapter 7 Supp	2300-000		\$1,820.00	\$3,113,464.35
11/17/2020		Transfer From: #50951717361	Transfer to close account.	9999-000	\$2.82		\$3,113,467.17
11/17/2020		Independent Bank	Reversal of interest credit	1270-000	(\$2.82)		\$3,113,464.35
11/30/2020	(INT)	Independent Bank	Interest	1270-000	\$127.60		\$3,113,591.95
11/30/2020		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$3,109,946.20
12/31/2020	(INT)	Independent Bank	Interest	1270-000	\$131.70		\$3,110,077.90
12/31/2020		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$3,106,432.15
01/05/2021	(376)	Mentor Lumbar & Supply Co.	Preference Claim - Paid in Full	1241-000	\$21,447.87		\$3,127,880.02
01/12/2021	(199)	Anthony J. DeGirolamo, Trustee	Refund of Bond premium from Chapter 7 Trustee of Chowder Gas.	1129-000	\$140.00		\$3,128,020.02
01/12/2021	(199)	Anthony J. DeGirolamo, Trustee	Refund of Bond premium from Chapter 7 Trustee of Chowder Gas. (Deposit accidentally deposited twice.	1129-000	\$140.00		\$3,128,160.02
01/12/2021	(199)	DEP REVERSE: Anthony J. DeGirolamo, Trustee	Refund of Bond premium from Chapter 7 Trustee of Chowder Gas. (Deposit accidentally deposited twice.	1129-000	(\$140.00)		\$3,128,020.02

SUBTOTALS \$21,866.43 \$9,111.50

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
01/21/2021		Title First Agency, Inc.	Sale of Frost Rd. Properties (Asset Nos. 81, 82 & 83)	*	\$10,993.24		\$3,139,013.26
	{81}		Sale of Frost Rd. Properties (Asset \$225,000.00 Nos. 81, 82 & 83)	1110-000			\$3,139,013.26
			2020 County Tax Proration - Parcel I (\$796.58)	2820-000			\$3,139,013.26
			2021 County Tax Proration - Parcel I (\$23.94)	2820-000			\$3,139,013.26
			2020 County Tax Proration - Parcel II (\$2.70)	2820-000			\$3,139,013.26
			2021 County Tax Proration - Parcel II (\$0.08)	2820-000			\$3,139,013.26
			2020 County Tax Proration - Parcel III (\$3,407.73)	2820-000			\$3,139,013.26
			2021 County Tax Proration - Parcel III (\$102.42)	2820-000			\$3,139,013.26
			2020 City Assessments for sewer & nuisance - Parcel III (\$2,321.80)	2990-000			\$3,139,013.26
			3% Commission to Pro Edge realty - Lynda Bowers (\$6,750.00)	3510-000			\$3,139,013.26
			3% Commission to Ag Real Estate Group, Inc. - Eric Silver (\$6,750.00)	3510-000			\$3,139,013.26
			Closing Costs (\$750.00)	2500-000			\$3,139,013.26
			County Tax/Stamps (\$450.75)	2500-000			\$3,139,013.26
			2019 and Prior Years Delinquent Taxes (\$10,130.72)	2820-000			\$3,139,013.26
			2019 and Prior Year's Delinquent Taxes - Parcel III (\$25.96)	2820-000			\$3,139,013.26
			Trustee Seller CPL Coverage (\$55.00)	2500-000			\$3,139,013.26
			Agreed Settlement Payoff (\$44,000.00)	4110-000			\$3,139,013.26
			Remaining Payoffs and Carve Out Agreements and Tax Certificates and Fees (\$138,439.08)	2500-000			\$3,139,013.26

SUBTOTALS \$10,993.24 \$0.00

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page No: 14

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
01/29/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$3,135,367.51
01/31/2021	(INT)	Independent Bank	Interest	1270-000	\$132.87		\$3,135,500.38
02/03/2021		Transfer To: #*****7361	Transfer of Funds for Check #4001made payable to AWS Commercial LLC which were written from Proceeds of Real Estate Auction account that should have been written from the main checking account as these funds were to be paid from proceeds of a different sale.	9999-000		\$14,997.63	\$3,120,502.75
02/26/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$3,116,857.00
02/28/2021	(INT)	Independent Bank	Interest	1270-000	\$119.71		\$3,116,976.71
03/10/2021	(381)	Anthony J. DeGirolamo, Trustee	Shares in Lake Shore Gas Storage Inc.	1229-000	\$140.00		\$3,117,116.71
03/31/2021	(INT)	Independent Bank	Interest	1270-000	\$132.37		\$3,117,249.08
03/31/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$3,113,603.33
04/06/2021	(378)	Takedown Concrete LLC	Preference Payment	1241-000	\$4,000.00		\$3,117,603.33
04/06/2021	(379)	Professional Carpenter Services	Preference Payment (Fovozzo)	1241-000	\$2,000.00		\$3,119,603.33
04/30/2021	(INT)	Independent Bank	Interest	1270-000	\$128.15		\$3,119,731.48
04/30/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$3,116,085.73
05/27/2021	(157)	Estate of Jerome T. Osborne, Sr.	JTO Estate Funds Per Order to Compromise (Doc. #1096)	1229-000	\$739,000.00		\$3,855,085.73
05/28/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$3,851,439.98
05/31/2021	(INT)	Independent Bank	Interest	1270-000	\$137.37		\$3,851,577.35
06/30/2021	(INT)	Independent Bank	Interest	1270-000	\$158.28		\$3,851,735.63
06/30/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$3,848,089.88

SUBTOTALS \$745,948.75 \$36,872.13

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page No: 15

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
07/19/2021		Lake County Title, LLC	Sale Proceeds of Vacant Land at Concord Hamden	*	\$175,391.47		\$4,023,481.35
	{16}		Sale of Vacant Land - Concord Hamden Rd., Concord, OH 44077 - (Report of Sale Doc. No. 1131) \$275,000.00	1110-000			\$4,023,481.35
			County Taxes 01/01/21 to 07/14/21 (\$845.95)	2820-000			\$4,023,481.35
			County Taxes 01/01/21 to 07/14/21 (\$1,047.89)	2820-000			\$4,023,481.35
			Commission to The Ag Real Estate Group Inc. (\$27,500.00)	3510-000			\$4,023,481.35
	{16}		Portion of Lovick Earnest Money \$10,000.00	1110-000			\$4,023,481.35
	{16}		Exam Credit - Lake County Title \$400.00	1110-000			\$4,023,481.35
			Delinquent Property Taxes to Lake County Treasurer - 08A0140000120 (\$23,515.23)	4700-000			\$4,023,481.35
			Delinquent Property Taxes to Treasurer - 08A0140000390 (\$57,099.46)	4700-000			\$4,023,481.35
07/19/2021	(16)	Lake County Title, LLC	Transaction Fee for Vacant Land, Concord Hamden Rd.	1110-000	\$500.00		\$4,023,981.35
07/30/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$4,020,335.60
07/31/2021	(INT)	Independent Bank	Interest	1270-000	\$166.53		\$4,020,502.13
08/20/2021	(139)	Thrasher, Dinsmore & Dolan LPA	Settlement of Gorman Litigation - Per Order (Dkt #1026)	1121-000	\$48,000.00		\$4,068,502.13
08/31/2021	(402)	Insurance Partners Seibert Keck	Refund of Chapter 11 Bond cancelled on 10/01/20	1229-000	\$600.00		\$4,069,102.13
08/31/2021	(INT)	Independent Bank	Interest	1270-000	\$171.52		\$4,069,273.65
08/31/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$4,065,627.90
09/30/2021	(INT)	Independent Bank	Interest	1270-000	\$167.08		\$4,065,794.98
09/30/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$4,062,149.23

SUBTOTALS \$224,996.60 \$10,937.25

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page No: 16

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
10/29/2021		Transfer From: #*****7361	Transfer of \$500 escrow payments regarding deposits made below: (1) \$500 Deposit from 9/17/20 – Relating to Fairport Nursery property; (2) \$500 Deposit from 9/17/20 – Relating to VL Richmond properties; (3) \$500 Deposit from 9/22/20 – Relating to Ravenna property; (4) \$500 Deposit from 9/24/20 – Relating to *1714 Girdled Road property; (5) \$500 Deposit from 9/24/20 – Relating 1192 W. Jackson property; (6) \$500 Deposit from 10/6/20 – Relating to Vrooman Road properties.	9999-000	\$3,000.00		\$4,065,149.23
10/29/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$4,061,503.48
10/31/2021	(INT)	Independent Bank	Interest	1270-000	\$172.50		\$4,061,675.98
11/05/2021	(253)	Sheldon Stein, Trustee for Wilson Land Properties, LLC	Distribution portion for Claim #23 in Wilson Land Properties LLC Bankruptcy	1129-000	\$90.89		\$4,061,766.87
11/24/2021	(365)	HearthStone Utilities, Inc.	The Gas Natural Settlement - Doc No. 1151	1229-000	\$210,000.00		\$4,271,766.87
11/30/2021	(INT)	Independent Bank	Interest	1270-000	\$168.93		\$4,271,935.80
11/30/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$4,268,290.05
12/02/2021	2007	Wuliger & Wuliger, LLC	Payment for Fees per Motion and Order to Compromise - Doc. Nos. 1146 & 1151	7100-000		\$147,000.00	\$4,121,290.05
12/14/2021	2008	Insurance Partners	Account #62437 Invoice #825930 Policy #050543W 11/01/2021 - 11/01/2022 Westfield Group	2300-000		\$1,680.00	\$4,119,610.05
12/31/2021	(INT)	Independent Bank	Interest	1270-000	\$178.81		\$4,119,788.86
12/31/2021		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$4,116,143.11
01/31/2022	(INT)	Independent Bank	Interest	1270-000	\$174.79		\$4,116,317.90
01/31/2022		Independent Bank	Account Analysis Charge	2600-000		\$3,645.75	\$4,112,672.15

SUBTOTALS \$213,785.92 \$163,263.00

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title:
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
02/09/2022		Independent Bank	Transfer Funds	9999-000		\$4,112,672.15	\$0.00
TOTALS:					\$4,355,807.39	\$4,355,807.39	\$0.00
Less: Bank transfers/CDs					\$753,861.21	\$4,135,507.28	
Subtotal					\$3,601,946.18	\$220,300.11	
Less: Payments to debtors					\$0.00	\$0.00	
Net					\$3,601,946.18	\$220,300.11	

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts: \$0.00
Total Non-Compensable Receipts: \$0.00
Total Comp/Non Comp Receipts: \$0.00
Total Internal/Transfer Receipts: \$0.00

Total Compensable Disbursements: \$0.00
Total Non-Compensable Disbursements: \$0.00
Total Comp/Non Comp Disbursements: \$0.00
Total Internal/Transfer Disbursements: \$0.00

For the entire history of the account between 07/05/2019 to 12/31/2024

Total Compensable Receipts: \$4,602,256.90
Total Non-Compensable Receipts: \$0.00
Total Comp/Non Comp Receipts: \$4,602,256.90
Total Internal/Transfer Receipts: \$753,861.21

Total Compensable Disbursements: \$1,206,506.06
Total Non-Compensable Disbursements: \$14,104.77
Total Comp/Non Comp Disbursements: \$1,220,610.83
Total Internal/Transfer Disbursements: \$4,135,507.28

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: DIP Account Ending 4835
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
08/20/2019	(159)	The Huntington National Bank	DIP Account xxxxxxx4835	1290-010	\$35,014.80		\$35,014.80
07/16/2020		Transfer To: #*****7361	Transfer DIP Account Ending 4835 into Checking Account.	9999-000		\$35,014.80	\$0.00

TOTALS:	\$35,014.80	\$35,014.80	\$0.00
Less: Bank transfers/CDs	\$0.00	\$35,014.80	
Subtotal	\$35,014.80	\$0.00	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$35,014.80	\$0.00	

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 08/20/2019 to 12/31/2024

Total Compensable Receipts:	\$35,014.80
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$35,014.80
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$35,014.80

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **..***3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: DIP Account Ending 1968
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
08/20/2019	(160)	The Huntington National Bank	DIP Account xxxxxxx1668	1290-010	\$689,220.48		\$689,220.48
07/31/2020	(INT)	Independent Bank	Interest	1270-000	\$4.70		\$689,225.18
08/31/2020	(INT)	Independent Bank	Interest	1270-000	\$29.19		\$689,254.37
09/30/2020	(INT)	Independent Bank	Interest	1270-000	\$28.25		\$689,282.62
10/13/2020		Transfer To: #*****7361	Transfer DIP Account Ending 1968 into regular checking account (Fracci Net Proceeds with interest transferred to the Debtor's Estate as a Distribution to the Estate from Center St. on account of the Debtor's 100% ownership interest in such entity) (Doc. No. 985)	9999-000		\$689,282.62	\$0.00
10/14/2020	(INT)	Independent Bank	Account Closing Interest As Of 10/14/2020	1270-000	\$11.30		\$11.30
10/31/2020	(INT)	Independent Bank	Interest	1270-000	\$11.30		\$22.60
11/13/2020		Transfer To: #*****7361	Transfer of Interest to General Account to close this account.	9999-000		\$11.30	\$11.30
11/16/2020		DEP REVERSE: Independent Bank	Account Closing Interest As Of 10/14/2020	1270-000	(\$11.30)		\$0.00

SUBTOTALS \$689,293.92 \$689,293.92

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: DIP Account Ending 1968
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTALS:	\$689,293.92	\$689,293.92	\$0.00
Less: Bank transfers/CDs	\$0.00	\$689,293.92	
Subtotal	\$689,293.92	\$0.00	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$689,293.92	\$0.00	

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$0.00
 Total Compensable Disbursements:	 \$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 08/20/2019 to 12/31/2024

Total Compensable Receipts:	\$689,293.92
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$689,293.92
Total Internal/Transfer Receipts:	\$0.00
 Total Compensable Disbursements:	 \$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$689,293.92

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CASH RECEIPTS AND DISBURSEMENTS RECORD

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: DIP Account Ending 8602
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
08/20/2019	(161)	The Huntington National Bank	DIP Account xxxxxxx8602	1290-010	\$10,097.14		\$10,097.14
07/16/2020		Transfer To: #*****7361	Transfer Funds as we do not need separate account open.	9999-000		\$10,097.14	\$0.00

TOTALS:	\$10,097.14	\$10,097.14	\$0.00
Less: Bank transfers/CDs	\$0.00	\$10,097.14	
Subtotal	\$10,097.14	\$0.00	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$10,097.14	\$0.00	

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 08/20/2019 to 12/31/2024

Total Compensable Receipts:	\$10,097.14
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$10,097.14
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$10,097.14

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **..***3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: DIP Account Ending 9288
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
08/20/2019	(162)	The Huntington National Bank	DIP Account xxxxxxx9288	1290-010	\$189,230.43		\$189,230.43
07/31/2020	(INT)	Independent Bank	Interest	1270-000	\$1.29		\$189,231.72
08/31/2020	(INT)	Independent Bank	Interest	1270-000	\$8.01		\$189,239.73
09/30/2020	(INT)	Independent Bank	Interest	1270-000	\$7.76		\$189,247.49
10/13/2020		Transfer To: #*****7361	Transfer from DIP Account to Main Bank Account. (Distribution of interest on the Reynolds Net Proceeds)	9999-000		\$1,850.59	\$187,396.90
10/13/2020	6001	Citizens Bank, N.A	Distribution of the Reynolds Net Proceeds to Citizens Bank, NA to be applied to reduce the amount of Citizen's secured claim and in full satisfaction of Citizen's interest in the Reynolds Property. (Doc. No. 985)	4110-000		\$187,396.90	\$0.00
10/13/2020	6001	VOID: Citizens Bank, N.A	Void	4110-003		(\$187,396.90)	\$187,396.90
10/13/2020	6002	Citizens Bank, N.A.	Distribution of the Reynolds Net Proceeds to Citizens Bank, NA to be applied to reduce the amount of Citizen's secured claim and in full satisfaction of Citizen's interest in the Reynolds Property. (Doc. No. 985)	4110-000		\$187,396.90	\$0.00
10/31/2020	(INT)	Independent Bank	Interest	1270-000	\$7.96		\$7.96
11/13/2020		Transfer To: #*****7361	Transfer of Interest to General Account in order to close this account.	9999-000		\$7.96	\$0.00
11/16/2020	(INT)	Independent Bank	Account Closing Interest As Of 11/16/2020	1270-000	\$2.82		\$2.82
11/16/2020		DEP REVERSE: Independent Bank	Account Closing Interest As Of 11/16/2020	1270-000	(\$2.82)		\$0.00
11/16/2020	(INT)	Independent Bank	Account Closing Interest As Of 11/16/2020	1270-000	\$2.82		\$2.82
11/17/2020		DEP REVERSE: Independent Bank	Account Closing Interest As Of 11/16/2020	1270-000	(\$2.82)		\$0.00
11/17/2020	(INT)	Independent Bank	Account Closing Interest As Of 11/17/2020	1270-000	\$2.82		\$2.82
11/17/2020		Transfer To: #*****7361	Transfer to close account.	9999-000		\$2.82	\$0.00
11/20/2020	(INT)	Independent Bank	Account Closing Interest As Of 11/20/2020	1270-000	\$2.82		\$2.82
11/23/2020		DEP REVERSE: Independent Bank	Account Closing Interest As Of 11/20/2020	1270-000	(\$2.82)		\$0.00

SUBTOTALS \$189,258.27 \$189,258.27

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: DIP Account Ending 9288
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTALS:	\$189,258.27	\$189,258.27	\$0.00
Less: Bank transfers/CDs	\$0.00	\$1,861.37	
Subtotal	\$189,258.27	\$187,396.90	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$189,258.27	\$187,396.90	

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 08/20/2019 to 12/31/2024

Total Compensable Receipts:	\$189,258.27
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$189,258.27
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$187,396.90
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$187,396.90
Total Internal/Transfer Disbursements:	\$1,861.37

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CASH RECEIPTS AND DISBURSEMENTS RECORD

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: Rent Account
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
09/23/2019		Transfer From: #*****7361	Transfer of all rent monies received to date into Rent Account.	9999-000	\$7,837.50		\$7,837.50
10/07/2019	(213)	Catherine E. Groves	Distribution from Heisley-Hopkins, Inc. (Rent for October 2019)	1229-000	\$600.00		\$8,437.50
10/08/2019	(358)	Airgas Central Accounting Group	Airgas Rent for October 2019	1222-000	\$1,322.50		\$9,760.00
10/25/2019	1001	Ag Real Estate Group, Inc.	Invoice No. 67269 Invoice Date 8/1/19 Account No. 3675 (Start up Fee)	3991-460		\$2,200.00	\$7,560.00
10/25/2019	1001	VOID: Ag Real Estate Group, Inc.	Void	3991-463		(\$2,200.00)	\$9,760.00
10/25/2019	1002	Ag Real Estate Group, Inc.	Invoice No. 66644 Invoice Date 8/1/19 Account No. 3675 (Management Fee - August 2019)	3991-460		\$1,400.00	\$8,360.00
10/25/2019	1002	VOID: Ag Real Estate Group, Inc.	Void	3991-463		(\$1,400.00)	\$9,760.00
10/25/2019	1003	Ag Real Estate Group, Inc.	Invoice No. 66645 Invoice Date 09/01/19 Account No. 3675 (Management Fee - September 2019)	3991-460		\$1,400.00	\$8,360.00
10/25/2019	1003	VOID: Ag Real Estate Group, Inc.	Void	3991-463		(\$1,400.00)	\$9,760.00
10/25/2019	1004	Ag Real Estate Group, Inc.	Invoice No. 67269 Invoice Date 8/1/19 Account No. 3675 (Start up Fee)	3991-460		\$2,200.00	\$7,560.00
10/25/2019	1005	Ag Real Estate Group, Inc.	Invoice No. 66644 Invoice Date 8/1/19 Account No. 3675 (Management Fee - August 2019)	3991-460		\$1,400.00	\$6,160.00
10/25/2019	1006	Ag Real Estate Group, Inc.	Invoice No. 66645 Invoice Date 09/01/19 Account No. 3675 (Management Fee - September 2019)	3991-460		\$1,400.00	\$4,760.00

SUBTOTALS \$9,760.00 \$5,000.00

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: Rent Account
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
11/01/2019	1004	VOID: Ag Real Estate Group, Inc.	Void	3991-463		(\$2,200.00)	\$6,960.00
11/01/2019	1005	VOID: Ag Real Estate Group, Inc.	Void	3991-463		(\$1,400.00)	\$8,360.00
11/01/2019	1006	VOID: Ag Real Estate Group, Inc.	Void	3991-463		(\$1,400.00)	\$9,760.00
11/01/2019	1007	Ag Real Estate Group, Inc.	Invoice No. 67269 Invoice Date 8/1/19 Account No. 3675 (Start up Fee)	3991-460		\$2,200.00	\$7,560.00
11/01/2019	1008	Ag Real Estate Group, Inc.	Invoice No. 66644 Invoice Date 8/1/19 Account No. 3675 (Management Fee - August 2019)	3991-460		\$1,400.00	\$6,160.00
11/01/2019	1009	Ag Real Estate Group, Inc.	Invoice No. 66645 Invoice Date 09/01/19 Account No. 3675 (Management Fee - September 2019)	3991-460		\$1,400.00	\$4,760.00
12/20/2019	1010	Ag Real Estate Group, Inc.	Management Fees for December 2019 Invoice #68513 Account #3675	2690-460		\$800.00	\$3,960.00
07/16/2020		Transfer To: #*****7361	Transfer Rent Account into Checking Account.	9999-000		\$3,960.00	\$0.00

SUBTOTALS \$0.00 \$4,760.00

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: Rent Account
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTALS:	\$9,760.00	\$9,760.00	\$0.00
Less: Bank transfers/CDs	\$7,837.50	\$3,960.00	
Subtotal	\$1,922.50	\$5,800.00	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$1,922.50	\$5,800.00	

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$0.00
 Total Compensable Disbursements:	 \$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 09/23/2019 to 12/31/2024

Total Compensable Receipts:	\$1,922.50
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$1,922.50
Total Internal/Transfer Receipts:	\$7,837.50
 Total Compensable Disbursements:	 \$5,800.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$5,800.00
Total Internal/Transfer Disbursements:	\$3,960.00

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CASH RECEIPTS AND DISBURSEMENTS RECORD

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: Proceeds of Real Estate Auction
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
09/17/2020		Lake County Title, LLC	Proceeds of Real Estate Auction for 150/154 Fairport Nursery, Painsville	*	\$20,576.19		\$20,576.19
	{65}		Proceeds of Real Estate Auction for 150/154 Fairport Nursery, Painsville \$34,000.00	1110-000			\$20,576.19
			Ag Real Estate Group Inc (\$1,700.00)	3510-000			\$20,576.19
			McDowell Home Real Estate (\$1,700.00)	3510-000			\$20,576.19
			County Taxes 01/01/20 to 9/18/20 (\$323.27)	2820-000			\$20,576.19
			Tax Ease Ohio LLC - Tax Lien Payoff (\$6,954.27)	4300-000			\$20,576.19
			Lake County Treasurer - Delinquent Property Taxes (\$2,946.27)	4700-000			\$20,576.19
	{65}		Exam Credit \$200.00	1110-000			\$20,576.19

SUBTOTALS \$20,576.19 \$0.00

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: Proceeds of Real Estate Auction
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
09/17/2020		Lake County Title, LLC	Proceeds of Real Estate Auction for (3) Parcels of Real Estate known as VL Richmond St., Painesville, OH 44077 (Assets 74, 75, and 76)	*	\$14,749.87		\$35,326.06
	{74}		Proceeds of Real Estate Auction for (3) Parcels of Real Estate known as VL Richmond St., Painesville, OH 44077 (Assets 74, 75, and 76) \$17,501.00	1110-000			\$35,326.06
	{74}		Exam Credit \$600.00	1110-000			\$35,326.06
			County Taxes parcel 010 (\$87.49)	2820-000			\$35,326.06
			Ag Real Estate Group Inc (\$1,750.01)	3510-000			\$35,326.06
			Lake County Treasurer parcel ending 010 (\$435.53)	2500-000			\$35,326.06
			Lake County treasurer parcel ending 020 (\$451.56)	2500-000			\$35,326.06
			Lake County Treasurer parcel ending in 030 (\$451.56)	2500-000			\$35,326.06
			County Taxes Parcel 020 (\$87.49)	2820-000			\$35,326.06
			County Taxes parcel ending 030 (\$87.49)	2820-000			\$35,326.06
09/17/2020	(65)	Lake County Title, LLC	Transaction Fee for 150/154 Fairport Nursery, Painesville	1110-000	\$500.00		\$35,826.06
09/17/2020	(74)	Lake County Title, LLC	Transaction Fee for (3) Parcels of Real Estate known as VL Richmond St., Painesville, OH 44077	1110-000	\$500.00		\$36,326.06

SUBTOTALS \$15,749.87 \$0.00

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: Proceeds of Real Estate Auction
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
09/22/2020		Lake County Title, LLC	Sale of Vacant Land on Ravenna Rd., Concord, OH 44077	*	\$7,715.75		\$44,041.81
	{14}		Sale of Vacant Land on Ravenna Rd., Concord, OH 44077 \$20,000.00	1110-000			\$44,041.81
	{14}		Title Exam Credit \$200.00	1110-000			\$44,041.81
			County Taxes (\$1,494.87)	2820-000			\$44,041.81
			Ag Real Estate Group (\$1,000.00)	3510-000			\$44,041.81
			BHHS Professional Realty (\$1,000.00)	3510-000			\$44,041.81
			Lake County Treasurer (\$8,989.38)	2500-000			\$44,041.81
09/22/2020	(14)	Lake County Title, LLC	Transaction Fee for Sale of Vacant Land on Ravenna Rd., Concord, OH 44077	1110-000	\$500.00		\$44,541.81
09/24/2020		Lake County Title, LLC	Auction Sale Proceeds for 11714 Girdled Rd., Concord, OH 44077	*	\$30,462.72		\$75,004.53
	{9}		for 11714 Girdled Rd., Concord, OH 44077 \$40,000.00	1110-000			\$75,004.53
	{9}		Title Exam Credit \$200.00	1110-000			\$75,004.53
			County Taxes (\$719.06)	2820-000			\$75,004.53
			Ag Real Estate Group Inc (\$4,000.00)	3510-000			\$75,004.53
			Lake County Treasurer (\$5,018.22)	2500-000			\$75,004.53

SUBTOTALS \$38,678.47 \$0.00

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: Proceeds of Real Estate Auction
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
09/24/2020		Lake County Title, LLC	Auction Sale Proceeds for 1192 W. Jackson St., Painesville	*	\$33,952.06		\$108,956.59
	{57}		Auction Sale Proceeds for 1192 W. Jackson St., Painesville	\$40,000.00 1110-000			\$108,956.59
	{57}		Exam Credit	\$200.00 1110-000			\$108,956.59
			County Taxes	(\$1,331.66) 2820-000			\$108,956.59
			Ag Real Estate Group	(\$1,400.00) 3510-000			\$108,956.59
			BHHS Professional Realty	(\$1,400.00) 3510-000			\$108,956.59
			Lake County Treasurer	(\$2,116.28) 2500-000			\$108,956.59
09/24/2020	(9)	Lake County Title, LLC	Transaction Fee - for Sale of 11714 Girdled Rd., Concord, OH 44077	1110-000	\$500.00		\$109,456.59
09/24/2020	(57)	Lake County Title, LLC	Transaction Fee - Auction Sale for 1192 W. Jackson St., Painesville	1110-000	\$500.00		\$109,956.59

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: Proceeds of Real Estate Auction
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
10/06/2020		Lake County Title, LLC	Sale of 7 Parcels of Real Estate on Vrooman Road and Carter Road (Assets 20, 21, 22, 23, 26, 27, and 28)	*	\$2,012,229.39		\$2,122,185.98
	{20}		Sale proceeds include equity for Assets 20, 21, 22, 23, 26, 27 and 28 \$2,725,000.00	1110-000			\$2,122,185.98
	{20}		Title Exam Credit \$1,400.00	1110-000			\$2,122,185.98
			County Taxes 1/1/20 to 10/6/20 (\$30,809.57)	2820-000			\$2,122,185.98
			Commission to Ag Real Estate Group, Inc. (\$272,500.00)	3510-000			\$2,122,185.98
			Delinquent Taxes to Lake County Treasurer (\$154,904.21)	4700-000			\$2,122,185.98
			Tax Liens Payoff 08A00900000050 To Tax Ease (\$46,946.19)	4700-000			\$2,122,185.98
			Tax Liens Payoff 07A02700000090 To Tax Ease (\$127,247.17)	4700-000			\$2,122,185.98
			Tax Lien Payoffs 08A00900000040 to Tax Ease (\$41,100.00)	4700-000			\$2,122,185.98
			Tax Lien Payoffs 08A00900000030 to Tax Ease (\$40,663.47)	4700-000			\$2,122,185.98
10/06/2020	(20)	Lake County Title, LLC	Transaction Fee for Sale of 7 Parcels of Real Estate on Vrooman Road and Carter Road (Assets 20, 21, 22, 23, 26, 27, and 28)	1110-000	\$500.00		\$2,122,685.98
10/13/2020	4001	AWS Commercial, LLC d/b/a Colliers International and Mark S. Abood	Reimbursement of Auctioneer's Marketing Expenses Incurred in Connection with the Sale of Real Property	3620-000		\$14,997.63	\$2,107,688.35
02/03/2021		Transfer From: #*****7361	Transfer of Funds for Check #4001made payable to AWS Commercial LLC which were written from Proceeds of Real Estate Auction account that should have been written from the main checking account as these funds were to be paid from proceeds of a different sale.	9999-000	\$14,997.63		\$2,122,685.98

SUBTOTALS \$2,027,727.02 \$14,997.63

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: Proceeds of Real Estate Auction
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
02/11/2021	4002	Ag Real Estate Group, Inc.	Reimbursement of Out-of-Pocket Marketing Expenses Incurred by AG Real Estate, Inc. (Per Order Docket No. 1066)	3520-000		\$5,000.00	\$2,117,685.98
10/29/2021		Transfer To: #*****7361	Transfer of \$500 escrow payments regarding deposits made below: (1) \$500 Deposit from 9/17/20 – Relating to Fairport Nursery property; (2) \$500 Deposit from 9/17/20 – Relating to VL Richmond properties; (3) \$500 Deposit from 9/22/20 – Relating to Ravenna property; (4) \$500 Deposit from 9/24/20 – Relating to *1714 Girdled Road property; (5) \$500 Deposit from 9/24/20 – Relating 1192 W. Jackson property; (6) \$500 Deposit from 10/6/20 – Relating to Vrooman Road properties.	9999-000		\$3,000.00	\$2,114,685.98
12/02/2021	4003	Citizens Bank, N.A.	Amount payable to Citizens Bank, NA per Order to Distribute Sale Proceeds - Doc. No. 1160.	4110-000		\$1,609,159.76	\$505,526.22
02/09/2022		Independent Bank	Transfer Funds	9999-000		\$505,526.22	\$0.00

SUBTOTALS \$0.00 \$2,122,685.98

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Independent Bank
Checking Acct #: *****7361
Account Title: Proceeds of Real Estate Auction
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTALS:	\$2,137,683.61	\$2,137,683.61	\$0.00
Less: Bank transfers/CDs	\$14,997.63	\$508,526.22	
Subtotal	\$2,122,685.98	\$1,629,157.39	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$2,122,685.98	\$1,629,157.39	

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 09/17/2020 to 12/31/2024

Total Compensable Receipts:	\$2,882,301.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$2,882,301.00
Total Internal/Transfer Receipts:	\$14,997.63

Total Compensable Disbursements:	\$2,388,772.41
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$2,388,772.41
Total Internal/Transfer Disbursements:	\$508,526.22

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Pinnacle Bank
Checking Acct #: *****0003
Account Title: DDA
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
02/09/2022		Pinnacle Bank	Transfer Funds	9999-000	\$4,112,672.15		\$4,112,672.15
03/03/2022	5001	PA Department of Revenue	2020 Tax Returns for the Richard Osborne Bankruptcy Estate	2820-000		\$39,753.00	\$4,072,919.15
03/03/2022	5002	R I T A	2018 Tax Returns for Richard Osborne Bankruptcy Estate	2820-000		\$72.00	\$4,072,847.15
03/03/2022	5003	R I T A	2019 Taxes for Richard Osborne Bankruptcy Estate	2820-000		\$88.00	\$4,072,759.15
03/03/2022	5004	R I T A	2020 Taxes for Richard Osborne Bankruptcy Estate	2820-000		\$287.00	\$4,072,472.15
03/03/2022	5005	City of Middlefield	2019 Taxes for Richard Osborne Bankruptcy Estate	2820-000		\$18.00	\$4,072,454.15
03/31/2022		Pinnacle Bank	Service Charge	2600-000		\$5,202.39	\$4,067,251.76
04/29/2022		Pinnacle Bank	Service Charge	2600-000		\$5,034.39	\$4,062,217.37
05/31/2022		Pinnacle Bank	Service Charge	2600-000		\$5,202.39	\$4,057,014.98
06/02/2022	(377)	LOUIE V, LLC	Louie V/Beth Osborne Litigation Settlement [Doc No. 1189]	1249-000	\$2,000.00		\$4,059,014.98
06/30/2022		Pinnacle Bank	Service Charge	2600-000		\$5,034.39	\$4,053,980.59
07/29/2022		Pinnacle Bank	Service Charge	2600-000		\$5,202.39	\$4,048,778.20
08/31/2022		Pinnacle Bank	Service Charge	2600-000		\$5,202.39	\$4,043,575.81
09/15/2022	(209)	Kaufman, Drozdowski & Grendell, LLC	Membership Interest in Great Lakes Parkway LLC Report of Sale Doc. No. 1222.	1229-000	\$28,000.00		\$4,071,575.81
09/30/2022		Pinnacle Bank	Service Charge	2600-000		\$5,034.39	\$4,066,541.42
10/31/2022		Pinnacle Bank	Service Charge	2600-000		\$5,034.39	\$4,061,507.03
11/17/2022	(144)	Grossman Inc.	Sale Proceeds from Wellcraft Scarab Boat per Doc. No. 1234	1229-000	\$22,000.00		\$4,083,507.03
11/30/2022		Pinnacle Bank	Service Charge	2600-000		\$5,034.39	\$4,078,472.64
12/16/2022	5006	GROSSMAN, INC.	Auctioneer Commission for sale of Wellscraft Scarab	3610-000		\$2,200.00	\$4,076,272.64
12/16/2022	5007	GROSSMAN, INC.	Auctioneer Expenses for Sale of Wellscraft Scarab	3620-000		\$350.00	\$4,075,922.64
12/30/2022		Pinnacle Bank	Service Charge	2600-000		\$5,202.39	\$4,070,720.25

SUBTOTALS \$4,164,672.15 \$93,951.90

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page No: 35

Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Pinnacle Bank
Checking Acct #: *****0003
Account Title: DDA
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
01/06/2023	5008	Insurance Partners	Chap 7 Supplemental-Richard M. Osborne Bond Renewal for 11/1/2022 - 11/01/2023 Policy No. 050543W Invoice No. 1073013 Acct # 62437	2300-000		\$1,425.00	\$4,069,295.25
01/19/2023	(248)	PREMIER BANK	Legacy OGM - Tatonka	1229-000	\$210,000.00		\$4,279,295.25
03/16/2023	(194)	Walter Haverfield LLP	Deposit for Sale of Membership Interest in Back Land, LLC [Report of Sale - Doc. No. 1283]	1129-000	\$250.00		\$4,279,545.25
03/16/2023	(207)	Walter Haverfield LLP	Deposit for Purchase of Membership Interest in Front Land, LLC. [Report of Sale Doc. No. 1285]	1129-000	\$250.00		\$4,279,795.25
03/20/2023	(194)	Madison Real Estate Dev., LLC	Purchase of Membership Interest in Back Land, LLC [Report of Sale - Doc. No. 1283]	1129-000	\$2,250.00		\$4,282,045.25
03/20/2023	(207)	Madison Real Estate Dev., LLC	Purchase of Membership Interest in Front Land, LLC. [Report of Sale No. 1285]	1129-000	\$2,250.00		\$4,284,295.25
03/28/2023	(198)	Loreto Development Ltd.	Purchase of Membership Interest in Blackbrook Road, LLC [Report of Sale - Doc. No. 1284]	1129-000	\$2,250.00		\$4,286,545.25
03/28/2023	(198)	Taurus Venture Group Ltd. (Vorys IOLTA Check)	Deposit for Purchase of Membership Interest in Blackbrook Road [Report of Sale - Doc. No. 1284]	1129-000	\$250.00		\$4,286,795.25
03/28/2023	(238)	Loreto Development Ltd	Purchase of Membership Interest in Painesville Ballfield, LLC [Doc. No. 1286]	1129-000	\$2,250.00		\$4,289,045.25
03/28/2023	(238)	Taurus Venture Group Ltd. (Vorys IOLTA Check)	Deposit for Purchase of Membership Interest in Painesville Ballfield, LLC [Doc. No. 1286]	1129-000	\$250.00		\$4,289,295.25
03/28/2023	(255)	42586 LLC (Vorys IOLTA Check)	Sale of Membership Interest in Yellowbrick Storage, LLC. [Doc. No. 1282]	1129-000	\$10,000.00		\$4,299,295.25
04/19/2023	(177)	27981 Euclid Co., LLC	Sale of 27981 Euclid Co., LLC	1229-000	\$2,500.00		\$4,301,795.25
04/19/2023	(228)	Madison Real Estate Dev., LLC	Sale of Madison Route 20, LLC	1229-000	\$2,500.00		\$4,304,295.25
04/19/2023	(231)	Madison Real Estate Dev., LLC	Sale of Midway Industrial Campus Co., LTD.	1229-000	\$2,500.00		\$4,306,795.25
05/03/2023	5009	Eric Silver as Receiver of OsAir, Inc.	Settlement - Per Order to Compromise (Doc. No. 1262)	3991-000		\$50,000.00	\$4,256,795.25
05/03/2023	5010	Diane M. Osborne and Diane M. Osborne Trustee for the Diane M. Osborne Trust	Settlement - Per Order to Compromise (Doc. No. 1262)	2990-000		\$353,000.00	\$3,903,795.25

SUBTOTALS \$237,500.00 \$404,425.00

FORM 2

CASH RECEIPTS AND DISBURSEMENTS RECORD

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Pinnacle Bank
Checking Acct #: *****0003
Account Title: DDA
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
05/03/2023	5011	Office of Child Support Services	Settlement - Per Order to Compromise (Doc. No. 1262)	5100-000		\$341,685.00	\$3,562,110.25
06/29/2023	(403)	Commonwealth of PA	Tax Refund from PA	1224-000	\$360.08		\$3,562,470.33
07/05/2023		Transfer From: #*****0004	Transfer to combine both accounts into one.	9999-000	\$498,181.93		\$4,060,652.26
09/27/2023	5012	Leslie E. Wargo, Esq.	Special Counsel for Trustee Fees Per Order Doc. No. 1334	3210-600		\$23,100.00	\$4,037,552.26
09/27/2023	5013	Vorys Sater Seymout And Pease LLP	Attorney for Trustee Fees and Expenses per Order Doc. No. 1323	*		\$1,794,019.14	\$2,243,533.12
			Attorney for Trustee Fees Per Order (\$1,742,024.20) Doc. No. 1323	3110-000			\$2,243,533.12
			Attorney for Trustee Expenses Per (\$51,994.94) Order Doc. No. 1323	3120-000			\$2,243,533.12
09/27/2023	5014	Howard Klein and Marcum LLP	Accountants for Trustee Fees and Expenses Per Order Dock No. 1333	*		\$315,382.00	\$1,928,151.12
			Accountants for Trustee Fees Per (\$314,960.60) Order Dock No. 1333	3410-000			\$1,928,151.12
			Accountants for Trustee Expenses Per (\$421.40) Order Dock No. 1333	3420-000			\$1,928,151.12
11/08/2023	5015	Shapero & Green LLC	Final Compensation for Counsel to Trustee	3210-000		\$3,990.00	\$1,924,161.12
11/13/2023	(246)	FCCC CO. II, LLC	Payment per Order to Compromise Debtor's 50% Interest in S.C.R.O. Company LLC (Calabrese) (Dkt. No. 1345)	1229-000	\$20,000.00		\$1,944,161.12
12/21/2023	(188)	Wells Fargo Bank, N.A.	Sale of Debtor's membership interest in 8491 Mayfield Acquisitions, LLC (Report of Sale Dkt. No. 1353)	1229-000	\$15,000.00		\$1,959,161.12
07/31/2024		Pinnacle Bank	Service Charge	2600-000		\$2,818.05	\$1,956,343.07
08/30/2024		Pinnacle Bank	Service Charge	2600-000		\$2,814.00	\$1,953,529.07
09/30/2024		Pinnacle Bank	Service Charge	2600-000		\$2,441.91	\$1,951,087.16
10/31/2024		Pinnacle Bank	Service Charge	2600-000		\$2,438.85	\$1,948,648.31
11/29/2024		Pinnacle Bank	Service Charge	2600-000		\$2,435.81	\$1,946,212.50
12/31/2024		Pinnacle Bank	Service Charge	2600-000		\$2,432.76	\$1,943,779.74

SUBTOTALS \$533,542.01 \$2,493,557.52

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Pinnacle Bank
Checking Acct #: *****0003
Account Title: DDA
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTALS:	\$4,935,714.16	\$2,991,934.42	\$1,943,779.74
Less: Bank transfers/CDs	\$4,610,854.08	\$0.00	
Subtotal	\$324,860.08	\$2,991,934.42	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$324,860.08	\$2,991,934.42	

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$0.00
 Total Compensable Disbursements:	\$15,381.38
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$15,381.38
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 02/09/2022 to 12/31/2024

Total Compensable Receipts:	\$324,860.08
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$324,860.08
Total Internal/Transfer Receipts:	\$4,610,854.08
 Total Compensable Disbursements:	\$2,991,934.42
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$2,991,934.42
Total Internal/Transfer Disbursements:	\$0.00

FORM 2

CASH RECEIPTS AND DISBURSEMENTS RECORD

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Pinnacle Bank
Checking Acct #: *****0004
Account Title: DDA
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
02/09/2022		Pinnacle Bank	Transfer Funds	9999-000	\$505,526.22		\$505,526.22
03/31/2022		Pinnacle Bank	Service Charge	2600-000		\$751.41	\$504,774.81
04/29/2022		Pinnacle Bank	Service Charge	2600-000		\$726.06	\$504,048.75
05/31/2022		Pinnacle Bank	Service Charge	2600-000		\$749.21	\$503,299.54
06/30/2022		Pinnacle Bank	Service Charge	2600-000		\$723.94	\$502,575.60
07/29/2022		Pinnacle Bank	Service Charge	2600-000		\$747.02	\$501,828.58
08/31/2022		Pinnacle Bank	Service Charge	2600-000		\$745.91	\$501,082.67
09/30/2022		Pinnacle Bank	Service Charge	2600-000		\$720.75	\$500,361.92
10/31/2022		Pinnacle Bank	Service Charge	2600-000		\$719.72	\$499,642.20
11/30/2022		Pinnacle Bank	Service Charge	2600-000		\$718.68	\$498,923.52
12/30/2022		Pinnacle Bank	Service Charge	2600-000		\$741.59	\$498,181.93
07/05/2023		Transfer To: #*****0003	Transfer to combine both accounts into one per Trustee.	9999-000		\$498,181.93	\$0.00

SUBTOTALS \$505,526.22 \$505,526.22

FORM 2 **CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Pinnacle Bank
Checking Acct #: *****0004
Account Title: DDA
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTALS:	\$505,526.22	\$505,526.22	\$0.00
Less: Bank transfers/CDs	\$505,526.22	\$498,181.93	
Subtotal	\$0.00	\$7,344.29	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$0.00	\$7,344.29	

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$0.00
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$0.00
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 02/09/2022 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$505,526.22

Total Compensable Disbursements:	\$7,344.29
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$7,344.29
Total Internal/Transfer Disbursements:	\$498,181.93

FORM 2
CASH RECEIPTS AND DISBURSEMENTS RECORD

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Case No. 17-17361
Case Name: OSBORNE, RICHARD M
Primary Taxpayer ID #: **.*3486
Co-Debtor Taxpayer ID #:
For Period Beginning: 01/01/2024
For Period Ending: 12/31/2024

Trustee Name: Kari B. Coniglio
Bank Name: Pinnacle Bank
Checking Acct #: *****0004
Account Title: DDA
Blanket bond (per case limit): \$2,000,000.00
Separate bond (if applicable): \$4,750,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSE	ACCOUNT BALANCES
	\$7,001,296.37	\$5,057,516.63	\$1,943,779.74

For the period of 01/01/2024 to 12/31/2024

Total Compensable Receipts:	\$0.00
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$0.00
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$15,381.38
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$15,381.38
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 02/09/2022 to 12/31/2024

Total Compensable Receipts:	\$8,761,222.11
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$8,761,222.11
Total Internal/Transfer Receipts:	\$5,893,076.64

Total Compensable Disbursements:	\$6,803,337.60
Total Non-Compensable Disbursements:	\$14,104.77
Total Comp/Non Comp Disbursements:	\$6,817,442.37
Total Internal/Transfer Disbursements:	\$5,893,076.64

/s/ KARI B. CONIGLIO

KARI B. CONIGLIO